



# County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 713, Los Angeles, California 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA  
Chief Executive Officer

August 10, 2010

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

## **PROPOSITION 218 PETITION – THE CITY OF LOS ANGELES RENEWED AND EXPANDED GREATER CHINATOWN PROPERTY BUSINESS IMPROVEMENT DISTRICT (FIRST DISTRICT) (3 VOTES)**

### **SUBJECT:**

This action recommends support for the renewal and expansion of the Greater Chinatown Property Business Improvement District (District) in the City of Los Angeles (City) for a ten-year period at an estimated initial annual cost to the County of \$28,305.

### **IT IS RECOMMENDED THAT YOUR BOARD:**

1. Support the community based effort to renew and expand the Greater Chinatown Property Business Improvement District to provide enhanced services, including landscaping, maintenance and sidewalk cleaning, trash collection, marketing and promotions, business interest advocacy, and security services within the District at an annual cost to the County of approximately \$28,305, and direct the Chief Executive Officer to submit a petition in support of the new District and cast any subsequent ballots in support of the property assessments.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Support for the proposed District will continue the enhanced services and activities, including maintenance, beautification, marketing, security, economic growth and advocacy administration to additional parcels that will contribute to the revitalization of the greater Chinatown area. The additional parcels expanding the District consist of commercial/industrial properties that seek inclusion within the new boundaries.

## **ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

#16 AUGUST 10, 2010

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Board of Supervisors  
GLORIA MOLINA  
First District

MARK RIDLEY-THOMAS  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

*"To Enrich Lives Through Effective And Caring Service"*

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Intra-County Correspondence Sent Electronically Only**

The District will contain several County-owned parcels operated by ISD-Purchasing and Contract Services (ISD) as identified in Attachment A, which were included within the previous boundaries.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs that we ensure quality public works infrastructure services for County residents (Goal 3). Support for the benefit assessments against these County properties to increase servicing and maintenance of public common areas and street frontage fills an identified need and supports this strategy.

### **FISCAL IMPACT/FINANCING**

Should reestablishment of an expanded District be successful, the first year total assessment will begin January 1, 2011 and is estimated to be \$1,363,132. This includes \$1,297,323 from the previous District and \$65,809 from parcels that will be added to the new District. The total annual assessments on the various County properties will be approximately \$28,305, or 2.08 percent of the District's total annual assessment, a reduction of \$7,076 from the current assessment. The reduction is the result of additional private commercial/industrial properties within the proposed expanded boundaries. This cost will be paid by the Rent Expense budget and charged to ISD. Sufficient funding will be included in the FY 2010-11 budget to service the required appropriations. Thereafter, the annual assessments may be adjusted for any increases in the Consumer Price Index not to exceed five percent annually, normal Southern California Edison Company energy increases, or by a re-balloting of property owners.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

With the passage of Proposition 218, property owned by government agencies became subject to assessment by various County and non-County assessment districts on July 1, 1997. The County, like other property owners, is able to cast ballots supporting or opposing the assessments and its ballots will be weighted to reflect its proportionate share of the total assessment. Publicly owned properties are not exempt from the assessment unless the parcels receive no special benefit. The assessing agency cannot increase an assessment or impose a new assessment if a majority of the ballots returned opposes the proposed assessment.

Local property owners may petition the Los Angeles City Council to commence proceedings to secure property owner approval to renew and expand the District. If established, the proposed District will have a ten-year term commencing January 1, 2011, and expiring on December 31, 2020. The City Council may schedule a public hearing on this matter and initiate proceedings to form or renew a district if written petitions are submitted by property or business owners who pay more than 50 percent of the assessment proposed to be levied.

The Honorable Board of Supervisors  
August 10, 2010  
Page 3

The method of assessment is determined by linear foot, or in combination with gross square footage of non-residential structures, plus gross square footage of lot size. The County parcels, as well as the City of Los Angeles, the Los Angeles Unified School District, and some privately owned parcels, are in Zone 3 and the assessments are determined by street frontage linear feet.

The CEO has determined that the services to be financed by the District will be of sufficient benefit to warrant your Board's support, and therefore, recommends that you direct the CEO to complete the petition as supporting the renewal and expanded District, and direct the CEO to cast any subsequent ballots in support of the property assessments.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Support for this benefit assessment will assist in the revitalization of the greater Chinatown neighborhood by providing enhanced landscaping, maintenance, sanitation, beautification services, marketing and promotions, business interest advocacy, and security services.

**CONCLUSION**

It is requested that the Executive Officer, Board of Supervisors, return the adopted stamped Board letter to the Chief Executive Office, Real Estate Division, 222 South Hill Street, 4th Floor, Los Angeles, CA 90012.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:SK:WLD  
SDH:RC:ns

Attachments

c: Executive Office, Board of Supervisors  
County Counsel  
Auditor-Controller  
Internal Services Department

**ATTACHMENT A**

**THE RENEWED AND EXPANDED  
GREATER CHINATOWN NEIGHBORHOOD  
PROPERTY BUSINESS IMPROVEMENT DISTRICT (PBID)  
(CALENDAR YEAR 2011)**

<b><u>COUNTY-OWNED FACILITIES</u></b>	<b><u>ASSESSMENT FEE</u></b>
1. APN 5408-025-900, 5408-026-903 & 5408-027-902 PARKING LOT (DOWNTOWN MULTI-DEPT LOT 45) 725 NORTH SPRING STREET, LOS ANGELES 90012	\$12,552.96
2. APN 5408-028-909 & 910 PARKING/MAINT GARAGE (ALAMEDA STREET GARAGE) 1055 NORTH ALAMEDA STREET, LOS ANGELES 90012	15,751.68
	<hr/>
	<b><u>\$ 28,304.64</u></b>

Office of the City Clerk  
Administration Services Division  
Special Assessments Section  
200 North Spring Street, Room 224  
Los Angeles, CA 90012

PETITION TO RENEW AND EXPAND THE GREATER CHINATOWN NEIGHBORHOOD  
LANDSCAPING SECURITY PROGRAM AND MAINTENANCE  
PROPERTY BUSINESS IMPROVEMENT DISTRICT

(pursuant to the Landscaping, Security, Programming and Maintenance Property Business Improvement District Ordinance of the City of Los Angeles, March 2000)

Legal Owner: L A COUNTY

Owner % of Total Assessment: 0.921%

<u>APN</u>	<u>Site Address</u>	<u>Benefit Zone</u>	<u>Proposed Assessment</u>	<u>Percent</u>
5408 025 900	725 N Spring St	3	\$1,881.60	0.138%
5408 026 903	739 N Spring St	3	\$6,088.32	0.447%
5408 027 902	747 N Spring St	3	\$3,239.04	0.238%
5408 028 908	*no Site Address*	3	\$1,344.00	0.099%
TOTAL:			\$12,552.96	

\_\_\_\_\_ Yes, I approve of the proposed assessment of \$12,552.96 on the parcel(s) identified in this petition.

\_\_\_\_\_ No, I do not approve of the proposed assessment of \$12,552.96 on the parcel(s) identified in this petition.

\_\_\_\_\_  
Please Print Name

\_\_\_\_\_  
Title

X

\_\_\_\_\_  
Signature of Record Owner or Authorized Representative  
(in the case of property owned by non-individuals)

\_\_\_\_\_  
Date

PLEASE SIGN AND RETURN

Please fax to 619-239-7105  
and  
mail original to:  
c/o 2130 Columbia Street  
San Diego, CA 92101

**Office of the City Clerk**  
Administration Services Division  
Special Assessments Section  
200 North Spring Street, Room 224  
Los Angeles, CA 90012

**PETITION TO RENEW AND EXPAND THE GREATER CHINATOWN NEIGHBORHOOD  
LANDSCAPING SECURITY PROGRAM AND MAINTENANCE  
PROPERTY BUSINESS IMPROVEMENT DISTRICT**

(pursuant to the Landscaping, Security, Programming and Maintenance Property Business Improvement District Ordinance of the City of Los Angeles, March 2000)

Legal Owner: LA CO CAPITAL ASSET LEASING CORP

Owner % of Total Assessment: 1.158%

<u>APN</u>	<u>Site Address</u>	<u>Benefit Zone</u>	<u>Proposed Assessment</u>	<u>Percent</u>
5408 028 909	1055 N Alameda St	3	\$12,203.52	0.897%
5408 028 910	1055 N Alameda St	3	\$3,548.16	0.261%
			<b>TOTAL:</b>	<b>\$15,751.68</b>

\_\_\_\_\_ Yes, I approve of the proposed assessment of \$15,751.68 on the parcel(s) identified in this petition.

\_\_\_\_\_ No, I do not approve of the proposed assessment of \$15,751.68 on the parcel(s) identified in this petition.

\_\_\_\_\_  
Please Print Name

\_\_\_\_\_  
Title

X

\_\_\_\_\_  
Signature of Record Owner or Authorized Representative  
(In the case of property owned by non-Individuals)

\_\_\_\_\_  
Date

**PLEASE SIGN AND RETURN**

Please fax to 619-239-7105  
and  
mail original to:  
c/o 2130 Columbia Street  
San Diego, CA 92101

THE RENEWED AND EXPANDED  
GREATER CHINATOWN  
BUSINESS IMPROVEMENT DISTRICT

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**MANAGEMENT DISTRICT PLAN  
FOR 2011-2020**

Prepared Pursuant to the  
Los Angeles Landscaping, Security, Programming and Maintenance  
Property Business Improvement District Ordinance (LSPM BID)  
to create an LSPM PBID in Los Angeles, California

**Draft Plan**

Presented by:  
New City America, Inc.

For the Los Angeles Chinatown Business Council  
Councilman Ed Reyes  
Los Angeles City Clerk's Office

**JUNE 12, 2010**

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### Attachment 1:

1. Registered Professional Engineer's Report



## SECTION 1

### MANAGEMENT DISTRICT PLAN – EXECUTIVE SUMMARY

The Greater Chinatown Business Improvement District is being renewed and expanded under the Landscaping Security Programming and Maintenance Property Business Improvement District Ordinance of the City of Los Angeles "Ordinance number 173167, Division 6 of the Los Angeles Administrative Code, Chapter 9, and Sections 6.618". The renewed and expanded Greater Chinatown Business Improvement District is located within a "special economic incentive zone" as defined in Division 6 of Los Angeles Administrative Code, Chapter 9, Section 6.601.

A "special economic incentive zone" means those areas of the City of Los Angeles ("City"), which have been previously designated as, or subsequently designated as: Los Angeles Neighborhood Initiative areas (LANI), Targeted Neighborhood Initiative areas (TNI); Transportation Oriented Districts (TOD); or are commercial or industrial census tracts with a poverty level of 20% or higher. The district is eligible due to the fact that it contains a poverty level of over 20%.

The area falls into the following Census Tracts 1977, 2060.1, 2060.2, and 2071 in the County of Los Angeles. The 2000 Federal Government Census Tract reports the poverty levels to be for Census Tracts 1977 at 33.09%; 2060.1 at 37.3%; 2060.2 at 23.4%; and 2071 at 28.73%. Based upon this official government data, the Renewed and Expanded Greater Chinatown Business Improvement District is considered eligible.

Developed by the Los Angeles Chinatown Business Council – this Management District

Plan is proposed to continue to improve and provide special benefits to individual parcels located within the boundaries of the current 2008 modified Los Angeles Chinatown Business Improvement District and if approved, in the areas surrounding the existing district. The proposed renewed and expanded Greater Chinatown Business Improvement District will provide continued special benefit district improvements and activities, including maintenance and cleaning, security, beautification and other special programs to parcels within the current district, and in the new expansion area individual parcels.

The current Los Angeles Chinatown BID, modified in 2008, is a benefit assessment district that has provided improvements and special benefits to individual parcels in the existing boundaries of the Los Angeles Chinatown BID. The existing District has provided enhanced services for the past ten years including landscaping, maintenance and sidewalk cleaning, trash collection, improvement of the image of Chinatown, business interest advocacy, marketing and promotions, and security services, (above those currently provided by the City of Los Angeles).

The current Los Angeles Chinatown BID serves to improve the district, attract new customers to their businesses, increase sales, increase occupancies and enhance the district. The renewed and expanded Greater Chinatown Business Improvement District will continue these special benefit services and additionally acknowledges the fact that this is a significant residential and ethnic and cultural community with many varied land uses. The renewed and

expanded district seeks to fund the special benefits that will be provided over the next ten years, based upon keeping the existing BID and expansion area clean, safe, orderly, attractive, well marketed with special events and programs, and increase commerce within the boundaries of the district.

#### **Boundaries and Benefit Zones:**

In general, the boundaries of the proposed renewed and expanded Greater Chinatown Business Improvement District will remain the same as the previous City approved boundaries for the 2008 modified Los Angeles Chinatown BID, but will include new areas on the eastern, southern, and northern periphery of the District.

#### **Boundaries of the BID:**

The renewed and expanded Greater Chinatown BID boundaries as proposed, are as follows:

**On the west,** commencing at the most northwestern boundary beginning on the two corners of the east side of the intersection of Figueroa Terrace and College Street, east including the parcels (5406-024-016), (5406-028-013, (5406-028-087), (5406-028-088) heading to the east side of the 110 freeway. The western boundaries include the parcels on the south side of College Street between the 110 freeway east to Cleveland Street, , heading southward to include the parcels on the west side of Cleveland Street from College Street to Ord Street, including the parcels on the south side of Ord Street between City of Los Angeles Chinatown Public Library and Hill Place parcel (5407-025-008), which shall represent the southwestern most corner of the district boundaries. The western boundaries conclude by running northeasterly from College Street including

all of the parcels abutting to the 110 freeway to the intersection of Hill Street and the 110 freeway.

**On the north,** commencing at the intersection of Hill Street and the 110 freeway heading eastward from the intersection of Hill Street and Bernard Street including all of the parcels on the north side of Bernard Street between Hill Street on the west and North Broadway on the east, include parcels (5414-017-024) at the southwestern corner of Cottage Home Street and North Broadway as well as the parcel on the east side of North Broadway and Bernard (5414-015-008). The northern boundary continues skipping across the State Park to end at the parcel at the southeast corner of the intersection of North Spring Street and Elmyra Street parcel (5409-006-030).

**On the east,** commencing from the southeastern corner of the intersection of Elmyra Street and North Spring Street running southward including all of the parcels that abut along the east side of North Spring Street/Alameda Street from Roundout Street to the northeastern corner of the intersection of Cesar E. Chavez Avenue and Alameda Street parcel (5409-015-015), including the parcels beginning on the southeastern corner of the intersection of Vignes Street/Alpine Street and North Main Street/Alhambra Avenue, parcel (5409-015-020) heading south along the east side of North Main Street down to the intersection mentioned above at the northeastern corner of the intersection of Cesar E. Chavez Avenue and Alameda Street parcel (5409-015-015).

**On the south,** commencing at the northeastern corner of the intersection of Cesar E. Chavez Avenue and Alameda Street parcel (5409-015-015), running

westward including all parcels fronting along the north side of Cesar E. Chavez Avenue from the intersection of Alameda Street and Cesar E. Chavez Avenue to the parcel at the northeastern corner of the intersection of Cesar E. Chavez Avenue and New High Street (parcel # 5408-014-001). Running northward along the east side of New High Street and then continuing to the parcel at the southwestern corner of New High Street and Ord Street (parcel # 5408-015-003). Running westward along the south side of Ord Street to the parcel at the southeastern corner of the intersection of Ord Street and Hill Place (parcel # 5407-025-008).

Residential Buildings: Residential buildings in all three Benefit Zones will be assessed as all other buildings in the renewed and expanded BID. Residents, whether owners or tenants, need the same clean and safe services that are needed by retail, commercial, ecumenical or distribution land uses. All residents use the sidewalks, all see graffiti, all benefit from the enhanced promotional activities funded by the BID and all clearly benefit from the improvements funded by the special benefits of the renewed and expanded BID. Residents will derive benefit from increased district identity services funded by the renewed and expanded BID due to the fact that such services enhance the character of, and create a more dynamic and desirable neighborhood in which to live.

Reason for Renewal and Expansion: The special benefit services to be funded by this renewed and expanded Greater Chinatown BID, in general, are based upon individual parcels who seek special benefit improvements and activities, including maintenance and cleaning, security, beautification and other special programs to parcels within the current district, and in

the new expansion area. Such services will include programs that clean and safe, maintaining order in the sidewalk areas, removing illegal dumping, painting out graffiti, advocating on behalf of BID stakeholders, improving the district's identity through marketing programs and special projects and working with the City to guide new development in Chinatown in the next ten years.

The renewed and expanded boundaries have been created in response to requests from individual parcels in the peripheral areas who seek inclusion into the BID system of special benefit services provided within these new boundaries. The renewed and expanded BID seeks to use the opportunity of the 10 year renewal process to rationalize the boundaries of the original BID and 2008 modified BID to set a course for uniform special benefit services allocation in the complete area identified as the Greater Chinatown BID through 2020.

With minor adjustments, over 90% of the renewed and expanded Greater Chinatown BID coincides with the individual parcels included in the 2008 modified BID management plan. The western boundaries do not expand when compared to the 2008 modified plan.

The renewed and expanded BID has expanded to the **south** to include nearly one entire new block bounded by Ord Street on the north, Cesar E. Chavez Avenue on the south, New High Street on the west and North Spring Street on the east. The individual parcels will be included in a consistent program of special benefit services from the east side of New High Street eastward to Alameda Street north of Cesar E. Chavez Avenue. Pedestrians walking from City Hall, Olvera Street and the County Parking lots from the south use North

Spring Street as a pedestrian gateway into Chinatown the individual parcels will be included in the BID programs to provide the full spectrum of special benefit services along both sides of North Spring to attract new visitors to Chinatown from the south.

The renewed and expanded BID has also expanded by one parcel to the **north** since this parcel is connected to two other parcels on the north side of Bernard. The renewed and expanded BID will use the southern intersection of Cottage Home Place and North Broadway as the formal entry point into Chinatown from southbound vehicular traffic along North Broadway. A program of special benefit services for the two parcels on the west side of North Broadway between Cottage Home Street and Bernard Street is an appropriate boundary since parcel 5414-017-024 represents 50% of the North Broadway frontage in the mentioned block.

The renewed and expanded BID has expanded in its **southeastern** corner to include five parcels along the east side of Alameda Street to Cesar E. Chavez Avenue to complete the system of special benefit services on both sides of Alameda Street north of Union Station. Including both sides of Alameda will provide a uniform system of cleanliness for travelers along the east side of Chinatown as they head north on Alameda Street and North Main Street prior to reaching the Chinatown Gold Line Station.

#### **(Rational for Benefit Zones)**

There shall be 3 distinct benefit zones in the renewed and expanded Greater Chinatown Business Improvement District. The benefit zones specific boundaries are based upon the continuation of the varying needs for special benefit services in

operating the Chinatown BID since its expansion in 2008.

**Benefit Zone 1** represents all parcels within the core commercial zone of Chinatown, or all parcels that front along North Broadway, or whose center of activity is on North Broadway (if they run from one block to an adjacent block). This is the historical center of Chinatown, based upon the growth of Central Plaza at the northern end of North Broadway. Broadway is the key street coming out of Downtown and linking Chinatown between Downtown and the Golden State Freeway and Lincoln Heights. The parcels along North Broadway will derive the greatest benefit from the frequency of clean and safe and marketing special benefit services in the renewed and expanded BID since they are in the historic core of Chinatown, have the most foot traffic and shall receive the most attention from any special events or activities of the renewed and expanded BID.

**Benefit Zone 2** parcels are to be found in the immediate periphery of North Broadway and Zone 1 and its boundary lines, are in general, individual parcels which front along New High Street, North Spring Street Hill Street, Alpine Street, the north side of College Street and along Ord Street. These parcels are designated as Benefit Zone 2 since they receive the same enhanced special benefits relative to Zone 1, however their sidewalks do not receive the same intensity of pedestrian and retail use, so services may be applied at a lower frequency on a daily basis. Zone 2 parcels include predominantly non-retail land uses including ecumenical, residential, commercial, parking lots and manufacturing and will not benefit as much from the marketing and promotional programs funded by 20% of the overall BID budget.

**Benefit Zone 3** parcels will derive special benefit, but at a lower frequency than those in Benefit Zones 1 and 2. "Regular "clean and safe" services shall be allocated to these parcels at a frequency less than Zones 1 and 2 and are found on the outer boundary of the renewed and expanded BID. These parcels which are to be found west of the 110 freeway, along Yale Street, and along the east side of Alameda Street/North Main, will have services allocated at a frequency less than that of Zones 1 and 2 and will not pay for or derive any benefit from the marketing and promotional special benefit services of the district.

**Benefit Zone Rates:** The rates charged to individual parcels in each benefit zone have been calculated based upon the historically developed budget of relevant special benefit services. Each property variable is paying for all, or a portion of a category of special benefit services. 100% of the linear frontage assessments in Zones 1 and 2 shall fund the clean and safe services for those individual parcels, and additional revenues to be generated by 45% lot size assessments of Zones 1 and 2. (For a fuller explanation of the relationship between Benefit Zone assessments, services and costs, please see *Section 4, Assessment Methodology, Table 4A* of this report).

Linear frontage, lot size and building square footage, based upon the frequency of services needed in each benefit zone, have determined the overall budget per category for this special benefits plan. The costs of each service have been calculated per benefit zone and have been divided among the various property variables in each Benefit Zone, which various property variables funded certain special benefits. The costs of the special benefit services, per individual parcel within each Benefit Zone,

do not exceed the costs of that service within that Benefit Zone. (Again, see Table 4A)

**Benefit Zone 1** individual parcels will pay the highest assessments per property variables and will receive the greatest number of special benefit services at the highest frequency in the district. (See page 35 for the frequency of services per Benefit Zone).

Benefit Zone 1 parcels shall be assessed the highest rate in the renewed and expanded BID on the basis of linear frontage, lot size and building square footage in order to fund all special benefits in the District, including Sidewalk Operations and Beautification, District Identity, Administration and Corporate Operations and Contingency/Reserve. The parcels within Benefit Zone 1 will benefit the most from the totality of special benefit services funded by the District because they will receive the greatest array and greatest frequency of special benefit services allocated to the individual parcels of the district. These individual parcels are in the historic core of the business district and have the most pedestrian and transit oriented activity, as well as, contain the highest concentration of retail in the renewed and expanded BID. Therefore, frequent security and daily cleaning services are required to mitigate this impact and most, if not all special events, benefit individual parcels since the key public gathering places are to be found in this Benefit Zone.

#### **Zone 1/Central Plaza Parcel Assessments:**

Linear frontage assessment fees for Zone 1 parcels is \$16.80 a linear foot. Parcels with "interior shared linear frontage" in Central Plaza, along North Broadway and the interior private roads (Bamboo Lane, Sun Mun Way, Gln Ling Way) will be assessed at a 50% rate of \$8.40 for the shared linear

frontage located in Zone 1 for the sides that face these private roads in Central Plaza. Each side of these private roads will be assessed based upon the adjacent parcel frontage. Therefore, each side of the private road will have two assessments, based upon their Benefit Zone. These individual parcels will receive special benefit including daily sidewalk sweeping, steam cleaning and security on each side of their frontage, apportioned on North Broadway as well as on the side of the frontage which abuts along the private roads within Central Plaza. Parcels that have shared linear frontages in Zone 1/Central Plaza (North Broadway side) are 5414-008-006, 5414-008-007, 5414-008-016, 5414-018-018, 5414-011-009, 5414-011-010, 5414-011-011, 5414-011-013, 5414-011-026, 5414-011-030, 5414-012-006, 5414-012-011.

**Benefit Zone 2** individual parcels will pay 80% of the costs of assessments levied on Benefit Zone 1 parcels due to the lesser marketing and district identity special benefit services those parcels will receive, relative to Benefit Zone 1 parcels.

#### **Zone 2/Central Plaza and West Plaza**

Linear frontage assessment fees for Zone 2/Central Plaza, between Hill Street and the interior private roads of Central Plaza include Bamboo Lane/west side, Gin Ling Way-west side, Jung Ging Way, Mei Ling Way, and Lei Min Way). These roads are assessed as Benefit Zone 2 linear frontage on Hill Street at \$13.44 a linear foot. Parcels with "interior shared linear frontage" on the roads listed above, will be assessed at a 50% rate of \$6.72 for the shared linear frontage located in Central Plaza Zone 2. The individual parcels will receive the frequency of special benefit services for Benefit Zone 2, including 7 days per week sidewalk sweeping, security services, steam cleaning.

In West Plaza, between Hill Street and Yale Street, the parcels along Hill Street will be assessed at a Benefit Zone 2 rate of \$13.44 and the interior frontages will be assessed at \$6.72 for the linear frontage that abuts Chung King Road and Chung King Court which are private, interior roads within West Plaza. These individual parcels will receive special benefits including seven day per week sidewalk sweeping, steam cleaning and security services consistent with Benefit 2 Services.

Parcels that have shared linear frontages in Zone 2 are

5414-005-002 thru 005, 5414-005-007 thru 010, 5414-005-013 thru 016, 5414-005-019 thru 026,

5414-005-029 thru 033, 5414-005-036, 5414-005-039, 5414-005-040, 5414-005-044 thru 046, 5414-005-048, 5414-005-049, 5414-005-052 thru 055, 5414-005-057 thru 058, 5414-005-062 thru 064, 5414-005-068 thru 071, 5414-007-026, 5414-008-002 and 003, 5414-008-008 and 009, 5414-008-012 thru 015, 5414-008-017, 5414-009-001 thru 007, 5414-010-001 thru 003, 5414-010-005, 5414-011-004 thru 008,

5414-011-014 thru 017, 5414-011-021 thru 023, 5414-011-025, 5414-011-027, 5414-011-031 thru 032, 5414-012-010, and 5414-012-013.

**Benefit Zone 3** parcels will be assessed on all sides of the parcel that front along streets, included in the district, **except those parcels** fronting along the east side of Alameda Street, North Spring Street and North Main Streets which will be assessed on the west side only, since that is the only side in which they will receive special benefit services from the renewed and expanded district.

The only special benefit services that will be conferred on these parcels shall be for services related to Sidewalk Operations and

Beautification and minor administrative costs. The services will be conferred only along the streets mentioned above due to the fact that these streets represent the eastern edge of the renewed and expanded district.

### **Budget:**

There are four basic categories of special benefit services that will be funded with this renewed and expanded Greater Chinatown BID. All of these services will confer a special benefit to the individual parcels within the Renewed and Expanded Greater Chinatown BID. The categories of special benefits are as follows:

1. **SIDEWALK OPERATIONS AND BEAUTIFICATION: THIS INCLUDES ALL SIDEWALK CLEANING SERVICES, GRAFFITI REMOVAL, SECURITY SERVICES AND MANAGEMENT AND BEAUTIFICATION**
2. **DISTRICT IDENTITY (MARKETING AND PROMOTIONS)**
3. **ADMINISTRATION AND CORPORATE OPERATIONS**
4. **CONTINGENCY/CITY FEES/RESERVE**

The categories of special benefit services are based upon the 2008 modified and expanded Greater Chinatown BID. Demands for prioritization of one special benefit need over another within a category will occur year by year. Security may be a priority one year, however cleaning and beautification may be a priority another year. Both of these service fall within the same special benefit category. This plan proposes percentages for groups of services with the intent that they will provide district individual parcels with an understanding of the portion of the

budget allocated to fund those services, while simultaneously giving the Owners' Association the flexibility it needs to allocate the services based upon the changing needs of the district from year to year.

*The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.*

### **SIDEWALK OPERATIONS AND BEAUTIFICATION:**

**\$ 735,000.00 is the budget for the renewed and expanded BID for Sidewalk Operations and Beautification. All of these services are special benefit services, over and above what the City of Los Angeles is currently providing to the individual parcels.**

Examples of these special benefit services and costs include, but are not limited to:

- Private security, provided at various frequencies for Benefit Zones, based upon the needs of individual parcels within that Zone;
- Regular sidewalk and gutter sweeping, provided at various frequencies for Benefit Zones, based upon the needs of individual parcels within that zone;
- Regular sidewalk steam cleaning;
- Spot steam cleaning as necessary;
- Enhanced trash emptying, provided at various frequencies for Benefit Zones, based upon the needs of individual parcels within that Zone;
- Removal of bulky items as necessary;
- Graffiti removal, within 24 hours as necessary;
- Tree and vegetation maintenance;

- Equipment, supplies, tools
- Vehicle maintenance and insurance

*The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.*

**DISTRICT IDENTITY:**

**\$ 278,000.00 is the new budget for the renewed and expanded BID for District Identity. All of these services are special benefit services, over and above what the City of Los Angeles is currently providing to the individual parcels.**

Examples of these special benefit services and costs include, but are not limited to:

Special events, provided only for Benefit Zone 1 and 2 individual parcels. Benefit Zone 1 parcels will pay higher building assessments to fund the additional benefit they will receive from these services;

- Marketing and Promotions strategies, provided primarily for Benefit Zone 1 individual parcels and to Benefit Zone 2 parcels that have retail land uses;
- Holiday decorations, primarily for Benefit Zone 1 individual parcels;
- Personnel related to Marketing and Promotions provided primarily for Benefit Zone 1 individual parcels;
- Web site development and maintenance for Benefit Zones 1 and 2;
- Advertising for Benefit Zones 1 and 2;
- Communications for Benefit Zones 1 and 2

*The following category of special benefit services shall only be provided to parcels*

*within the district and whose frequency is determined by their benefit zone.*

**ADMINISTRATION AND CORPORATE OPERATIONS:**

**\$ 208,550.00 is the new budget for the renewed and expanded BID for Administration and Corporate Operations. All of these services are special benefit services, over and above what the City of Los Angeles is currently providing to the individual parcels.**

Examples of these special benefit services and costs include, but are not limited to:

- Staff and administrative costs
- Insurance
- Office related expenses
- Financial reporting

*The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.*

**CONTINGENCY/CITY FEES/RESERVE:**

**\$ 141,582.00 is the new budget for the renewed and expanded BID for Contingency/City Fees and Reserve.**

Examples of these special benefit services and costs include, but are not limited to:

- Delinquencies\*
- City Fees\*\*
- Reserves\*\*\*

*The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.*



**Reserve for Slow Payments (Delinquencies)\***

A percent of the budget is held in reserve to offset delinquent and/or slow payment from both public and private properties.

**City Fees:\*\***

Assessments are budgeted in order to fund the expenses charged by the City of Los Angeles and County of Los Angeles for collection and distribution of District revenue. This line item expense shall be found in the "Contingency/City Fees/Reserve" portion of the budget.

**Reserves:\*\*\***

Reserves are budgeted for those funds that remain from the 10% set aside, that are over and above those that have not been collected and are over and above the city fees. These reserves shall be carried forward from year to year, or may be reallocated to the designated budgetary categories found within the Management District Plan.

The summary of the FY 2011 operating budget for the Renewed and Expanded

Greater Chinatown Business Improvement District including the ten year projection, is provided on page 23. Table 3A shows the total improvement and activity plan budget for FY 2011, which is to be funded totally by property assessments, and is projected to be \$1,363,132.00.

**Table 1 – A**

Programs	Percent of Annual Budget	Estimated Annual Costs
Sidewalk Operations, Beautification (Security, sidewalk cleaning)	54%	\$735,000.00
District Identity (Marketing and Promotions)	20%	\$278,000.00
Administration/Corporate Operations	16%	\$208,550.00
Contingency/City Fees/Reserve	10%	\$141,582.00
<i>Total</i>	<i>100%</i>	<i>\$1,363,132.00</i>

**Projected Annual Costs for First Year of the District by Benefit Zone:**

Benefit Zone	Linear Frontage	Linear Frontage 2	Lot Square Footage	Building Square Footage
1	\$16.80	\$8.40	\$0.15	\$0.21
2	\$13.44	\$6.72	\$0.12	\$0.17
3	\$13.44*		\$0.00	\$0.00

\*(Assessed on all sides of the parcel that front along streets, and private roads within Central and West Plazas, included in the renewed and expanded BID, except those parcels fronting along the east side of Alameda Street, North Spring Street and North Main Streets whose parcels will be assessed on the west side only, since that is the only side which will receive special benefit services from the renewed and expanded district).

**First Year Annual Budget:**

The Renewed and Expanded Greater Chinatown BID budget is anticipated to be \$1,363,132.00 in Fiscal Year 2011.

**District Formation:**

District formation under City Ordinance #173167 requires submission of petitions from individual parcels representing at least 30% of the total weighted assessments. Once the petitions have been submitted to the City Clerk's office, the Los Angeles City Council will consider adoption of the Ordinance of Intention to establish the district and approve the mail out of ballots to all affected individual parcels. Ballots are weighted by each property owner's assessment as proportionate to the total proposed District assessment amount. The District is formed if the weighted majority of returned ballots support the District formation.

**Cap:**

An annual Cost of Living Adjustment shall be allowable in the district. As approved by the Board of Directors of the Owner's Association, the management corporation shall have the option to increase the annual assessment rates based upon the Los

Angeles County Consumer Price Index, or an amount not to exceed 5% (five per cent) per year. Any determination of an annual increase will be communicated in writing to the City Clerk's Office in the Annual Planning Report of each year.

Changes in land use, development of empty parcels, demolition of existing buildings in Benefit Zones 1 and 2, and creation of new parcels through condo conversion may alter the budget from year to year based upon the changes in the building square footage of an individual parcels. Since linear frontage and lot size normally are not altered in the redevelopment of a site, the only changes will be realized in the Benefit Zones 1 and 2 building square footage amount and costs of the individual parcel, based upon which Benefit Zone it is located within.

#### **BONDS**

The District will not issue any bonds related to any program.

#### **Duration:**

The Renewed and Expanded Greater Chinatown Business Improvement District shall have a ten year term which shall commence on January 1, 2011 and expire on December 31, 2020.

#### **Governance:**

Per the Ordinance No. 173167 amending Los Angeles Administrative Code Chapter 9, Sections 6.600 to 6.620, an Advisory Board is appointed by the City Council to review and make recommendations, the Advisory Board may be a separate entity than the Owners' Association which may contract with the City for administration. City Ordinance requires that an Advisory board

be appointed by City Council to provide recommendations to Council and that at least one member of the Advisory Board be a business owner who is not a property owner. Annual and quarterly financial reports will be filed in accordance with the reporting requirements of the administration contract with the City of Los Angeles.

An Owners' Association may contract with the City of Los Angeles to implement the improvements and activities and oversee the day-to-day implementation of the Management District Plan as well as submit recommendations to the City on issues including the annual budget and assessment rates.

## **SECTION 2**

## **Renewed and Expanded Greater Chinatown Business Improvement District Boundaries and District Boundary Map**

### **Boundaries:**

In general, the boundaries of the proposed renewed and expanded Greater Chinatown Business Improvement District will remain the same as the previous City approved boundaries for the 2008 modified Los Angeles Chinatown BID, but will include new areas on the eastern, southern, and northern periphery of the District.

The special benefit services to be funded by this renewed and expanded Greater Chinatown BID, in general, are based upon the individual parcels who seek inclusion into the system of special benefit programs provided to the existing BID individual parcels. These services include clean and safe services, maintaining order in the sidewalk areas, removing illegal dumping, painting out graffiti, advocating on behalf of BID stakeholders, improving the district's identity through marketing programs and special projects and working with the City to guide new development in Chinatown in the next ten years.

Individual parcels will receive regular sidewalk sweeping and steam cleaning services in front of their parcels, whose frequency will be based upon whatever Benefit Zone the parcel lies within. Individual parcels will receive additional benefits including on-call security in all three Benefit Zones when troubling situations arise. Individual parcels in Benefit Zones 1 and 2 will derive special benefit from the ongoing special events and promotional activities which promote district identity. This will result in increased rents and a better image for the community in which their parcel lies. Finally, the individual parcels will derive benefit from 5 day access to BID staff which

will respond to the needs and concerns of individual parcels in the management of their properties, as well with the needs of their tenants.

The renewed and expanded BID seeks to use the opportunity of the 10 year renewal process to rationalize the boundaries of the original BID and 2008 modified BID to set a course for uniform special benefit services allocation in the complete area identified as the Greater Chinatown BID through 2020.

With minor adjustments, over 90% of the renewed and expanded Greater Chinatown BID coincides with the individual parcels included in the 2008 modified BID management plan. The western boundaries do not expand when compared to the 2008 modified plan.

The following rationale was used to justify the inclusion and exclusion of various parcels in the Renewed and Expanded Greater Chinatown Business Improvement District.

**The individual parcels in the expansion areas of the renewed and expanded Greater Chinatown BID will receive special benefit from the proposed services including daily sidewalk sweeping and trash removal, graffiti removal services, landscaping services, and the oversight of these services by the BID District Manager and his staff will confer special benefit to the individual parcels in the expansion areas.**

**PARCELS FRONTING ON BOTH SIDES OF COLLEGE STREET DIRECTLY WEST OF HIGHWAY 110;**

The expansion area will include the parcels on both sides of the street on the west side

of the Highway 110 bridge along College Street up to the east side of Figueroa Terrace. This bridge serves as the primary portal of entry from the west into the Greater Chinatown area. This area has been a significant source of public safety concerns since the creation of the original Los Angeles Chinatown BID in 2000. These parcels were brought into the modified district in 2008 and will be included in the new renewed and expanded BID.

**PARCELS ALONG THE EAST SIDE OF ALAMEDA STREET/NORTH SPRING STREET/NORTH MAIN STREET FROM THE CONVERGENCE OF THE TRIANGLE AT CESAR E. CHAVEZ AVENUE, NORTH MAIN STREET AND ALAMEDA STREET NORTHWARD TO ELMYRA STREET AND NORTH SPRING STREET.**

The expansion area will create a system of cleanliness on both sides of Alameda Street between Cesar E. Chavez Avenue and Elmyra Street. Currently, the parcels along the west side of Alameda Street are included in the current 2008 modified Chinatown BID and since this is the key vehicular portal of entry from the north and the gateway to the newly completed Los Angeles State Historical Park (Cornfields), The individual parcels in this expansion areas of the BID will receive special benefit from the proposed services. Graffiti removal services, landscaping services, sidewalk and gutter sweeping services, and the oversight of these services by the BID District Manager and his staff will confer special benefit to the individual parcels in the expansion areas.

**PARCELS BETWEEN NEW HIGH STREET AND NORTH SPRING STREET NORTH OF CESAR E. CHAVEZ AVENUE**

The boundaries of the renewed and expanded Greater Chinatown BID, as proposed, are as follows:

The renewed and expanded BID has expanded to the south to include nearly one entire new block bounded by Ord Street on the north, Cesar E. Chavez Avenue on the south, New High Street on the west and North Spring Street on the east. The individual parcels will be included in the BID's program of special benefit services from the east side of New High Street eastward to Alameda Street north of Cesar E. Chavez Avenue. Pedestrians walking from City Hall, Olvera Street and the County Parking lots to the south use North Spring Street as a pedestrian gateway into Chinatown and the individual parcels will be included into the full spectrum of BID funded special benefit services along both sides of North Spring to attract new visitors to Chinatown from the south.

**PARCEL TO THE NORTH AT THE SOUTHWESTERN CORNER OF THE INTERSECTION OF NORTH BROADWAY AND COTTAGE HOME STREET.**

The renewed and expanded BID has also expanded by one parcel to the north since this parcel is connected to two other parcels on the north side of Bernard and the renewed and expanded BID will use the southern intersection of Cottage Home Place and North Broadway as the formal entry point into Chinatown from southbound vehicular traffic along North Broadway. The two parcels on the west side of North Broadway between Cottage Home Street and Bernard Street is an appropriate boundary since parcel 5414-017-024 represents 50% of the North Broadway frontage in the mentioned block.

**On the west**, commencing at the most northwestern boundary beginning on the two corners of the east side of the

intersection of Figueroa Terrace and College Street, east including the parcels (5406-024-016), (5406-028-013, (5406-028-087), (5406-028-088) heading to the east side of the 110 freeway. The western boundaries include the parcels on the south side of College Street between the 110 freeway east to Cleveland Street, heading southward to include the parcels on the west side of Cleveland Street from College Street to Ord Street, including the parcels on the south side of Ord Street between City of Los Angeles Chinatown Public Library and Hill Place parcel (5407-025-008), which shall represent the southwestern most corner of the district boundaries. The western boundaries conclude by running northeasterly from College Street including all of the parcels abutting to the 110 freeway to the intersection of Hill Street and the 110 freeway.

**On the north,** commencing at the intersection of Hill Street and the 110 freeway heading eastward from the intersection of Hill Street and Bernard Street including all of the parcels on the north side of Bernard Street between Hill Street on the west and North Broadway on the east, include parcels (5414-017-024) at the southwestern corner of Cottage Home Street and North Broadway as well as the parcel on the east side of North Broadway and Bernard (5414-015-008). The northern boundary continues skipping across the State Park to end at the parcel at the southeast corner of the intersection of North Spring Street and Elmyra Street parcel (5409-006-030).

**On the east,** commencing from the southeastern corner of the intersection of

Elmyra Street and North Spring Street running southward including all of the parcels that abut along the east side of North Spring Street/Alameda Street from Roundout Street to the northeastern corner of the intersection of Cesar E. Chavez Avenue and Alameda Street parcel (5409-015-015), including the parcels beginning on the southeastern corner of the intersection of Vignes Street/Alpine Street and North Main Street/Alhambra Avenue, parcel (5409-015-020) heading south along the east side of North Main Street down to the intersection mentioned above at the northeastern corner of the intersection of Cesar E. Chavez Avenue and Alameda Street parcel (5409-015-015).

**On the south,** commencing at the northeastern corner of the intersection of Cesar E. Chavez Avenue and Alameda Street parcel (5409-015-015), running westward including all parcels fronting along the north side of Cesar E. Chavez Avenue from the intersection of Alameda Street and Cesar E. Chavez Avenue to the parcel at the northeastern corner of the intersection of Cesar E. Chavez Avenue and New High Street (parcel # 5408-014-001). Running northward along the east side of New High Street and then continuing to the parcel at the southwestern corner of New High Street and Ord Street (parcel # 5408-015-003). Running westward along the south side of Ord Street to the parcel at the southeastern corner of the intersection of Ord Street and Hill Place (parcel # 5407-025-008).

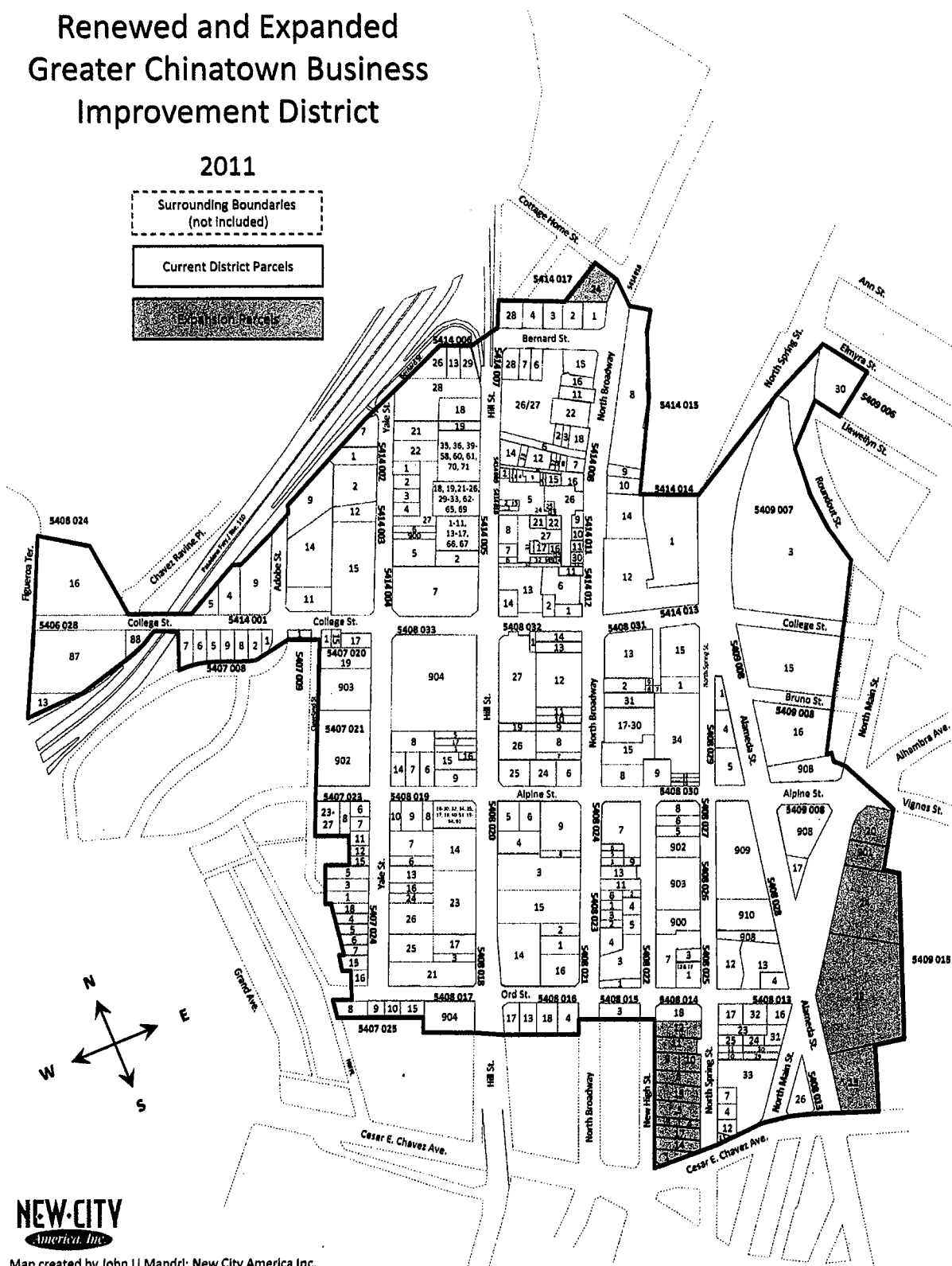
## Renewed and Expanded Greater Chinatown Business Improvement District

2011

**Surrounding Boundaries  
(not included)**

### Current District Parcels

### Expansion Parcels



**NEW-CITY**  
*America, Inc.*

Map created by John Li Mandri; New City America Inc.

## 2011

### Benefit Zone 1





Table 2 - A

# **PROPERTIES LISTED BY BENEFIT ZONES AND ASSESSOR PARCEL NUMBER**

## **ZONE 1**

1	5408 016 004	651	N Broadway
1	5408 020 008		N Broadway
1	5408 020 009	777	N Broadway
1	5408 021 001	717	N Broadway
1	5408 021 002	725	N Broadway
1	5408 021 015	727	N Broadway #208
1	5408 021 016	711	N Broadway #403
1	5408 022 002	724	N Broadway
1	5408 022 003	702	N Broadway
1	5408 022 004	714	N Broadway
1	5408 023 001	728	N Broadway
1	5408 023 003	726	N Broadway
1	5408 023 006	734	N Broadway
1	5408 024 003	744	N Broadway
1	5408 024 005	750	N Broadway
1	5408 024 006		N Broadway
1	5408 024 007	774	N Broadway
1	5408 024 013	742	N Broadway #2nd fl
1	5408 030 002	836	N Broadway #a
1	5408 030 008	800	N Broadway
1	5408 030 015	812	N Broadway
1	5408 030 017	818	N Broadway #101
1	5408 030 018	818	N Broadway #102
1	5408 030 019	818	N Broadway #103
1	5408 030 020	818	N Broadway #104
1	5408 030 021	818	N Broadway #105
1	5408 030 022	818	N Broadway #106
1	5408 030 023	818	N Broadway #107
1	5408 030 024	818	N Broadway #108
1	5408 030 025	818	N Broadway #109
1	5408 030 026	818	N Broadway #110
1	5408 030 027	818	N Broadway #111
1	5408 030 028	818	N Broadway #112
1	5408 030 029	818	N Broadway #113
1	5408 030 030	818	N Broadway #114
1	5408 030 031	828	N Broadway
1	5408 031 008		*no Site Address*
1	5408 031 009		*no Site Address*
1	5408 031 013	850	N Broadway
1	5408 032 006	809	N Broadway
1	5408 032 007	813	N Broadway
1	5408 032 008	817	N Broadway
1	5408 032 009	827	N Broadway
1	5408 032 010	831	N Broadway
1	5408 032 011	835	N Broadway
1	5408 032 012	841	N Broadway
1	5408 032 013	849	N Broadway
1	5408 032 014	857	N Broadway
1	5414 007 011	989	N Broadway
1	5414 007 015	999	N Broadway

1	5414 007 016	995	N Broadway
1	5414 007 022	977	N Broadway
1	5414 008 006	988	N Hill St
1	5414 008 007	957	N Broadway
1	5414 008 016	951	N Broadway
1	5414 008 018	969	N Broadway
1	5414 011 009	943	N Broadway
1	5414 011 010	443	Jung Jing Rd
1	5414 011 011	433	Jung Jing Rd
1	5414 011 013		*no Site Address*
1	5414 011 026	951	N Broadway
1	5414 011 030	931	N Broadway
1	5414 012 006	913	N Broadway
1	5414 012 011	925	N Broadway
1	5414 013 012	900	N Broadway
1	5414 013 014	942	N Broadway
1	5414 015 008	978	N Broadway #208
1	5414 015 009	960	N Broadway
1	5414 015 010		Broadway

## **ZONE 2**

2	5408 013 004	646	N Spring St
2	5408 013 007	654	N Spring St
2	5408 013 010	670	N Spring St
2	5408 013 011	672	N Spring St
2	5408 013 012	111	W Cesar E Chavez Ave
2	5408 013 013	638 1/2	N Spring St
2	5408 013 016	739	N Main St
2	5408 013 017	686	N Spring St
2	5408 013 023	680	N Spring St
2	5408 013 024		Main St
2	5408 013 025	676	N Spring St
2	5408 013 026	901	N Alameda St
2	5408 013 029		Main St
2	5408 013 030	721	N Main St
2	5408 013 031	723	N Main St
2	5408 013 032	120	Ord St
2	5408 013 033	701	N Main St
2	5408 014 001	615	N Spring St
2	5408 014 003	618	New High St
2	5408 014 004	639	S Spring St
2	5408 014 005	643	N Spring St
2	5408 014 008	639-667	N Spring St
2	5408 014 009	638	New High St
2	5408 014 010	665	N Spring St
2	5408 014 011	675	N Spring St
2	5408 014 012	648	New High St
2	5408 014 014	631	N Spring St
2	5408 014 015	649	N Spring St
2	5408 014 017	612	New High St

2	5408 014 018	685	N Spring St
2	5408 015 003	665	New High St
2	5408 016 013	420	Ord St
2	5408 016 017	422	Ord St
2	5408 016 018	408	Ord St
2	5408 018 003	717	N Hill St
2	5408 018 016	736	Yale St
2	5408 018 017	721	N Hill St
2	5408 018 021	701	N Hill St
2	5408 018 023	725	Hill St.
2	5408 018 024	734	Yale St
2	5408 018 025	716	Yale St
2	5408 018 026	726	Yale St
2	5408 019 006	750	Yale St
2	5408 019 007	756	Yale St
2	5408 019 008	522	Alpine St
2	5408 019 009	526	Alpine St
2	5408 019 010	530	Alpine St
2	5408 019 013	738	Yale St
2	5408 019 014	759	S Hill St
2	5408 019 016	767	N Hill St
2	5408 019 017	767	N Hill St #105
2	5408 019 018	767	N Hill St #107
2	5408 019 019	767	N Hill St #112
2	5408 019 020	767	N Hill St #208
2	5408 019 021	767	N Hill St #223
2	5408 019 022	767	N Hill St #303
2	5408 019 023	767	N Hill St #500
2	5408 019 024	767	N Hill St #501
2	5408 019 026	767	N Hill St #108
2	5408 019 027	767	N Hill St #110
2	5408 019 028	767	N Hill St #205
2	5408 019 029	767	N Hill St #210
2	5408 019 030	767	N Hill St #211
2	5408 019 032	767	N Hill St #307
2	5408 019 034	767	N Hill St #505
2	5408 019 035	767	N Hill St #520
2	5408 019 037	767	N Hill St #301
2	5408 019 038	767	N Hill St #404
2	5408 019 040	767	N Hill St #102
2	5408 019 041	767	N Hill St #203
2	5408 019 042	767	N Hill St #220
2	5408 019 043	767	N Hill St #219
2	5408 019 044	767	N Hill St #218
2	5408 019 045	767	N Hill St #217
2	5408 019 046	767	N Hill St #213
2	5408 019 047	767	N Hill St #212
2	5408 019 048	767	N Hill St #207
2	5408 019 049	767	N Hill St #206
2	5408 019 050	767	N Hill St #304
2	5408 019 051	767	N Hill St #401
2	5408 019 052	767	N Hill St #402
2	5408 019 053	767	N Hill St #409
2	5408 019 055	767	N Hill St #413
2	5408 019 056	767	N Hill St #415
2	5408 019 057	767	N Hill St #407
2	5408 019 058	767	N Hill St #405

2	5408 019 061	767	N Hill St #3
2	5408 020 003	750	N Hill St
2	5408 020 004	754	N Hill St
2	5408 020 005	758	N Hill St
2	5408 020 006	418	Alpine St
2	5408 021 014	708	N Hill St
2	5408 022 001	301	Ord St
2	5408 023 002	735 1/2	New High St
2	5408 023 004	733	New High St
2	5408 023 005	723	New High St
2	5408 024 009	755	New High St
2	5408 024 011	741	New High St
2	5408 025 001	207	Ord St
2	5408 025 003	711	N Spring St
2	5408 025 007	713	N Spring St
2	5408 025 012		Spring St
2	5408 025 013		Spring St
2	5408 027 005	759	N Spring St
2	5408 027 006		Spring St
2	5408 027 008	208	Alpine St
2	5408 028 004	1001	N Alameda St
2	5408 028 012	700	N Spring St
2	5408 028 013		*no Site Address*
2	5408 029 001	1137	N Alameda St
2	5408 029 004	818	N Spring St
2	5408 029 005	808	N Spring St
2	5408 030 009	211	Alpine St
2	5408 030 010		*no Site Address*
2	5408 030 011		*no Site Address*
2	5408 030 012		*no Site Address*
2	5408 030 034	821	N Spring St
2	5408 031 001	837	N Spring St
2	5408 031 007		*no Site Address*
2	5408 031 015	843	N Spring St
2	5408 032 001	418	W College St
2	5408 032 019	824	N Hill St
2	5408 032 024	415	Alpine St
2	5408 032 025	800	N Hill St
2	5408 032 026	818	N Hill St
2	5408 032 027	888	N Hill St
2	5408 033 003	821	N Hill St
2	5408 033 005	825	N Hill St
2	5408 033 006	523	Alpine St
2	5408 033 007	525	Alpine St
2	5408 033 008	816	Yale St
2	5408 033 009	801	N Hill St
2	5408 033 014	800	Yale St
2	5408 033 015	807	N Hill St
2	5408 033 016		*no Site Address*
2	5408 033 017	823	N Hill St
2	5414 001 009	711	W College St
2	5414 002 001	971	Yale St
2	5414 002 002	959	Yale St
2	5414 002 007	975	Yale St
2	5414 002 009		Adobe St
2	5414 003 011	625	W College St
2	5414 003 012	947	Yale St

2	5414 003 014	946	Adobe St
2	5414 003 015	915	Yale St
2	5414 004 002		Hill St.
2	5414 004 005	924	Yale St
2	5414 004 006	942	Yale St
2	5414 004 007	531	W College St
2	5414 004 900		Yale St
2	5414 005 001	931	N Hill St
2	5414 005 002	930	Chung King Rd
2	5414 005 003	931	Chung King Rd
2	5414 005 004	933	Chung King Rd
2	5414 005 005	932	Chung King Rd
2	5414 005 006	937	N Hill St
2	5414 005 007	936	Chung King Rd
2	5414 005 008	935	Chung King Rd
2	5414 005 009	939	Chung King Rd
2	5414 005 010	938	Chung King Rd
2	5414 005 011	939	N Hill St
2	5414 005 013	942	Chung King Rd
2	5414 005 014	943	Chung King Rd
2	5414 005 015	945	Chung King Rd
2	5414 005 016	944	Chung King Rd
2	5414 005 017	945	N Hill St
2	5414 005 018		Hill St
2	5414 005 019	504	Chung King Ct
2	5414 005 021	502	Chung King Ct
2	5414 005 022	506	Chung King Ct
2	5414 005 023	508	Chung King Ct
2	5414 005 024		*no Site Address*
2	5414 005 025		*no Site Address*
2	5414 005 026	949	Chung King Rd
2	5414 005 029	955	Chung King Rd
2	5414 005 030	957	Chung King Rd
2	5414 005 031	959	Chung King Rd
2	5414 005 032	961	Chung King Rd
2	5414 005 033	507	Chung King Ct
2	5414 005 035	977	N Hill St
2	5414 005 036	978	Chung King Rd
2	5414 005 039		*no Site Address*
2	5414 005 040	974	Chung King Rd
2	5414 005 041		*no Site Address*
2	5414 005 042	975	N Hill St
2	5414 005 043	971	N Hill St
2	5414 005 044	972	Chung King Rd
2	5414 005 045	971 1/2	Chung King Rd
2	5414 005 046	971	Chung King Rd
2	5414 005 047		*no Site Address*
2	5414 005 048	969	Chung King Rd
2	5414 005 049	970	Chung King Rd
2	5414 005 050	969	N Hill St
2	5414 005 051	967	N Hill St
2	5414 005 052	966	Chung King Rd
2	5414 005 053	967	Chung King Rd
2	5414 005 054	963	Chung King Rd
2	5414 005 055	962	Chung King Rd
2	5414 005 056	963	N Hill St
2	5414 005 057		*no Site Address*

2	5414 005 058		*no Site Address*
2	5414 005 060		*no Site Address*
2	5414 005 061		*no Site Address*
2	5414 005 062	953	Chung King Rd
2	5414 005 063		*no Site Address*
2	5414 005 064	949	N Hill St
2	5414 005 065		*no Site Address*
2	5414 005 066	943	N Hill St
2	5414 005 067		*no Site Address*
2	5414 005 068	503	Chung King Ct
2	5414 005 069	961	N Hill St
2	5414 005 070	975-1/2-9	Chung King Rd
2	5414 005 071	977	Chung King Rd
2	5414 006 001	968	Yale St
2	5414 006 002	960	Yale St
2	5414 006 003	958	Yale St
2	5414 006 004	954	Yale St
2	5414 006 013	510	Bernard St
2	5414 006 018	983	N Hill St
2	5414 006 019	983	N Hill St
2	5414 006 021	980	Yale St
2	5414 006 022	970	Yale St
2	5414 006 026	514	Bernard St
2	5414 006 027	946	Yale St
2	5414 006 028	984	Yale St
2	5414 006 029	506	Bernard St
2	5414 007 006	424	Bernard St
2	5414 007 007	428	Bernard St
2	5414 007 026	988	N Hill St
2	5414 007 027	988	N Hill St
2	5414 007 028	432	Bernard St
2	5414 008 002	415	Bamboo Ln
2	5414 008 003	409	Bamboo Ln
2	5414 008 008	408	Bamboo Ln
2	5414 008 009	412	Bamboo Ln
2	5414 008 012	418	Bamboo Ln
2	5414 008 013	424	Bamboo Ln
2	5414 008 014	960	N Hill St
2	5414 008 015	437	Gin Ling Way
2	5414 008 017	414	Bamboo Ln
2	5414 009 001	495	Gin Ling Way
2	5414 009 002	491	Gin Ling Way
2	5414 009 003	487	Gin Ling Way
2	5414 009 004	483	Gin Ling Way
2	5414 009 005	475	Gin Ling Way
2	5414 009 006	463	Gin Ling Way
2	5414 009 007	459	Gin Ling Way
2	5414 009 008		Hill ST
2	5414 010 001	950	N Hill St
2	5414 010 002	930	N Hill St
2	5414 010 003	486	Gin Ling Way
2	5414 010 004		*no Site Address*
2	5414 010 005	954	Mei Ling Way
2	5414 011 004	443	Lei Min Way
2	5414 011 005	441	Lei Min Way
2	5414 011 006		*no Site Address*
2	5414 011 007	935	Mei Ling Way

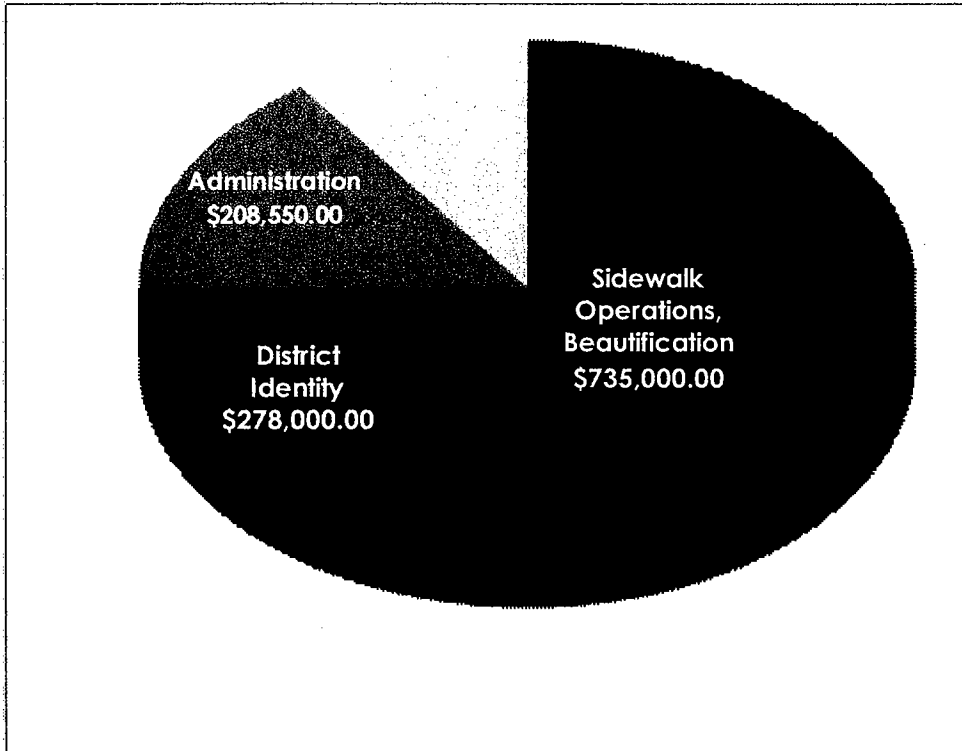
2	5414 011 008	951	Mei Ling Way	3	5407 023 026	764	Cleveland St
2	5414 011 014	931	Sun Mun Way	3	5407 023 027	762	Cleveland St
2	5414 011 015	937	Sun Mun Way	3	5407 024 004	715	Yale St #719
2	5414 011 016	943	Sun Mun Way	3	5407 024 005	719	Yale St
2	5414 011 017	454	Jung Jing Rd	3	5407 024 006	717	Yale St
2	5414 011 021	453	Jung Jing Rd	3	5407 024 007	715	Yale St #719
2	5414 011 022	443	Jung Jing Rd	3	5407 024 015	700	N Hill Pl
2	5414 011 023	428	Gin Ling Way	3	5407 024 016	650	Ord St
2	5414 011 024		*no Site Address*	3	5407 024 018	729	Yale St #1
2	5414 011 025	432	Gin Ling Way	3	5407 025 008	644	N Hill Pl
2	5414 011 027		*no Site Address*	3	5407 025 009		Ord St
2	5414 011 031	936	Mei Ling Way	3	5407 025 010		Ord St
2	5414 011 032	932	Mei Ling Way	3	5407 025 015		Ord St
2	5414 012 001	407	W College St	3	5408 017 904	657	N Hill St
2	5414 012 002	415	W College St	3	5408 025 900	725	N Spring St
2	5414 012 010	926	N Hill St	3	5408 026 903	739	N Spring St
2	5414 012 013	419	W College St	3	5408 027 902	747	N Spring St
2	5414 012 014	900	N Hill St	3	5408 028 908		*no Site Address*
2	5414 014 001	1231	N Spring St	3	5408 028 909	1055	N Alameda St
2	5414 017 001	1001	N Broadway	3	5408 028 910	1055	N Alameda St
2	5414 017 002	411	Bernard St	3	5408 033 904	840	Yale St
2	5414 017 003	421	Bernard St	3	5409 006 030	1200	N Spring St
2	5414 017 004	431	Bernard St	3	5409 007 003	129	W College St
2	5414 017 028		Bernard St	3	5409 008 015		Alameda St
<b>ZONE 3</b>				3	5409 008 016	130	Bruno St
3	5406 024 016	765	W College St	3	5409 008 017	1052	N Alameda St
3	5406 028 013	855	Figueroa Ter	3	5409 008 908	901	S Main St
3	5406 028 087	871	Figueroa Ter	3	5409 015 015		Alameda St
3	5406 028 088	871	Figueroa Ter	3	5409 015 020	1081	N Vignes St
3	5407 008 001	603	New Depot St	3	5409 015 022	1000	N Alameda St
3	5407 008 002	704	W College St	3	5409 015 024	1000	N Alameda St
3	5407 008 005	719	New Depot St	3	5409 015 901	800	N Main St
3	5407 008 006	721	New Depot St	3	5414 001 004	715	W College St
3	5407 008 007	739	New Depot St	3	5414 001 005		College St
3	5407 008 008	714	W College St	3	5414 017 024	1011	N Broadway #101
3	5407 008 009	717	New Depot St #1				
3	5407 009 001	630	W College St				
3	5407 020 001	616	W College St				
3	5407 020 015	612	W College St				
3	5407 020 017	857	Yale St #1212				
3	5407 020 019	847	Yale St #1				
3	5407 020 903	841	Yale St				
3	5407 021 902	801	Yale St				
3	5407 023 001	733	Yale St				
3	5407 023 003	739	Yale St				
3	5407 023 005	745	Yale St #1				
3	5407 023 006	608	Alpine St				
3	5407 023 007	763	Yale St				
3	5407 023 008	610	Alpine St				
3	5407 023 011	759	Yale St				
3	5407 023 012	755	Yale St #1				
3	5407 023 015	751	Yale St				
3	5407 023 023	770	Cleveland St				
3	5407 023 024	768	Cleveland St				
3	5407 023 025	766	Cleveland St				

## SECTION 3

## RENEWED AND EXPANDED GREATER CHINATOWN BID IMPROVEMENT AND ACTIVITY PLAN

The summary of the FY 2011 operating budget for the renewed and expanded Greater Chinatown Business Improvement District is provided below. Table 3A shows the total improvement and

activity plan budget for FY 2011, which is to be funded totally by property assessments, and is projected to be:



**Table 3 – A**

Programs	Percent	Estimated Annual Costs
Sidewalk Operations, Beautification (Security, sidewalk cleaning)	54%	\$735,000.00
District Identity (Marketing and Promotions)	20%	\$278,000.00
Administration/Corporate Operations	16%	\$208,550.00
Contingency/City Fees/Reserve	10%	\$141,582.00
<i>Total</i>	<i>100%</i>	<i>\$1,363,132.00</i>

## DIVISION OF SPECIAL BENEFIT SERVICES BY CATEGORY

## **EXPLANATION OF SPECIAL BENEFIT SERVICE PLAN COMPONENTS BY BENEFIT ZONE**

There shall be 3 distinct benefit zones in the renewed and expanded Chinatown Business Improvement District. The benefit zones are established based upon the knowledge of the demand for special benefit services in operating the Chinatown BID since 2000.

### **(Rational for Benefit Zones)**

There shall be 3 distinct benefit zones in the renewed and expanded Greater Chinatown Business Improvement District. The benefit zones specific boundaries are based upon the continuation of the varying needs for special benefit services in operating the Chinatown BID since its expansion in 2008.

**Benefit Zone 1** represents all parcels within the core commercial zone of Chinatown, or all parcels that front along North Broadway, or whose center of activity is on North Broadway (if they run from one block to an adjacent block). This is the historical center of Chinatown, based upon the growth of Central Plaza at the northern end of North Broadway. Broadway is the key street coming out of Downtown and linking Chinatown between Downtown and the Golden State Freeway and Lincoln Heights. The parcels along North Broadway will derive the greatest benefit from the frequency of clean and safe and marketing special benefit services in the renewed and expanded BID since they are in the historic core of Chinatown, have the most foot traffic and shall receive the most attention from any special events or activities of the renewed and expanded BID.

**Benefit Zone 2** parcels are to be found in the immediate periphery of North Broadway and Zone 1 and its boundary lines, are in general, individual parcels which front along New High Street, North Spring Street Hill Street, Alpine Street, the north side of College Street and along Ord Street. These parcels are designated as Benefit Zone 2 since they receive the same enhanced special benefits relative to Zone 1, however their sidewalks do not receive the same intensity of pedestrian and retail use, so services may be applied at a lower frequency on a daily basis. Zone 2 parcels include predominantly non-retail land uses including ecumenical, residential, commercial, parking lots and manufacturing and will not benefit to the same extent from the marketing and promotional programs funded by 20% of the overall BID budget.

**Benefit Zone 3** parcels will derive special benefit, but at a lesser frequency than those in Benefit Zones 1 and 2. "Regular "clean and safe" services shall be allocated to these parcels at a frequency less than Zones 1 and 2 and are found on the outer boundary of the renewed and expanded BID. These parcels which are to be found west of the 110 freeway, along Yale Street, and along the east side of Alameda Street/North Main, will have services allocated at a frequency less than that of Zones 1 and 2 and will not pay for or derive any benefit from the marketing and promotional special benefit services of the district.

The rates charged to individual parcels in each benefit zone have been calculated based upon the historically developed budget of relevant special benefit services. Each property variable is paying for all, or a portion of a category of special benefit services. Frontage assessments in Zones 1

and 2 shall fund the clean and safe services for those individual parcels, which additional revenues to be generated by the lot size assessments of Zones 1 and 2. (For a fuller explanation of the relationship between Benefit Zone assessments, services and costs, please see Section 4, Assessment Methodology, of this report).

The special benefit services to be funded by this renewed and expanded Greater Chinatown BID will continue those services which are provided to the individual parcels to keep the area clean and safe, maintain order in the sidewalk areas, remove dumping, paint out graffiti, advocate on behalf of BID stakeholders, improve the district's identity through marketing programs and special projects and work with the City to guide new development in Chinatown in the next ten years.

The costs of these services are based upon historically proven costs of specific special benefit services that have been funded by the current Chinatown BID since 2000. Linear frontage, lot size and building square footage, based upon the frequency of services needed in each benefit zone, have determined the overall budget per category for this special benefits plan. The costs of each service have been calculated per benefit zone and have been divided among the various property variables in each Benefit Zone, which various property variables funded certain special benefits. The costs of the special benefit services, per individual parcel within each Benefit Zone, do not exceed the costs of that service within that Benefit Zone.

Benefit Zone 1 individual parcels will pay the highest assessments per property variables and will receive the greater number of special benefit services at the highest frequency in the district. (See page 35 for the frequency of services per Benefit Zone).

Benefit Zone 2 individual parcels will pay 80% of the costs of assessments levied on Benefit Zone 1 parcels due to the lesser benefit from marketing and district identity special benefit services those parcels will receive, relative to Benefit Zone 1 parcels.

Benefit Zone 3 parcels will only have linear frontage costs levied on their individual parcels to cover the special benefit service costs, plus partial administrative costs, for the allocation of clean and safe services.

Residential Buildings: Residential buildings in all three Benefit Zones will be assessed as similar to all other buildings in the renewed and expanded BID. Residents, whether owners or tenants, need the same clean and safe services that are needed by retail, commercial, ecumenical or distribution land uses. All residents use the sidewalks, all see graffiti, all benefit from the enhanced promotional activities funded by the BID and all clearly benefit from the improvements funded by the special benefits of the renewed and expanded BID.

Residents will derive benefit from increased district identity services funded by the renewed and expanded BID due to the fact that such services enhance the character of, and create a more dynamic and desirable neighborhood in which to live.

The following categories of special benefit services have been prioritized for the renewed and expanded district. Within each category, various special benefit services are identified which fall within that category. Demands for prioritization of one special benefit need over another will occur year by year. Security may be a priority one year, however cleaning and beautification may be a priority another year. This plan proposes percentages for groups of services with the intent that they will provide district individual parcels with an understanding of the portion of the budget allocated to fund

those services, while simultaneously giving the Owners' Association the flexibility it needs to allocate the services based upon the changing needs of the district from year to year.

All special benefit services of the renewed and expanded Greater Chinatown BID are over and above what the City of Los Angeles provides to individual parcels within the boundaries of the BID. These services confer a special benefit to the individual parcels within the district based upon the assessments paid to fund the allocation of these services. These special benefit services are only provided for individual parcels within the boundaries of the district, and not to any parcels outside of those boundaries.

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone. (See Table 3B and 4A for Benefit Zone frequency).

**SIDEWALK OPERATIONS AND BEAUTIFICATION (SOBO):**

**\$ 735,000.00 is the new budget for the renewed and expanded BID for Sidewalk Operations and Beautification. All of these services are special benefit services, over and above what the City of Los Angeles is currently providing to the individual parcels.**

Examples of these special benefit services and costs include, but are not limited to:

Approximately 45% of the annual SOBO budget will be allocated to fund private security services, based upon the needs of individual parcels within that Zone;

Approximately 55% of the annual SOBO budget will be allocated to fund regular sidewalk and gutter sweeping, based upon the needs of individual parcels within that zone;

Daily sidewalk and gutter sweeping  
(daily in Zones 1 and 2 at different frequencies due to intensity of pedestrian usage in Zone 1 parcels)

Daily private security services

Regular sidewalk steam cleaning;

Spot steam cleaning as necessary;

Enhanced trash emptying, provided at various frequencies for Benefit Zones, based upon the needs of individual parcels within that Zone;

Removal of bulky items as necessary;

Graffiti removal, within 24 hours as necessary;

Tree and vegetation maintenance

Equipment, supplies, tools;

Vehicle maintenance and insurance

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.

**DISTRICT IDENTITY:**

**\$ 278,000.00 is the new budget for the renewed and expanded BID for District Identity. All of these services are special benefit services funded by Benefit Zone 1 and 2 parcels, over and above what the City of Los Angeles is currently providing to the individual parcels. Benefit Zone 1 parcels will receive a greater benefit for many of these services and will therefore pay a higher building assessment to pay their proportional share of these increased special benefits.**

Examples of these special benefit services and costs include, but are not limited to:



Special events, provided primarily for Benefit Zone 1 individual parcels;

Marketing and Promotions strategies, provided primarily for Benefit Zone 1 individual parcels and to Benefit Zone 2 parcels that have retail land uses;

Holiday decorations, primarily for Benefit Zone 1 individual parcels;

Personnel related to Marketing and Promotions provided primarily for Benefit Zone 1 individual parcels;

Web site development and maintenance for Benefit Zones 1 and 2;

Advertising for Benefit Zones 1 and 2

Communications for Benefit Zones 1 and 2

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.

#### **ADMINISTRATION AND CORPORATE OPERATIONS:**

**\$ 208,550.00 is the new budget for the renewed and expansion district for Administration and Corporate Operations.**

Examples of these special benefit services and costs include, but are not limited to:

Staff and administrative costs

Insurance

Office related expenses

Financial reporting

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.

#### **CONTINGENCY/CITY FEES/RESERVE:**

**\$ 141,582.00 is the new budget for the renewed and expansion district for Contingency/City Fees and Reserve.**

Examples of these special benefit services and costs include, but are not limited to:

Delinquencies\*

City Fees\*\*

Reserves\*\*\*

#### **Reserve for Slow Payments (Delinquencies)\***

A percent of the budget is held in reserve to offset delinquent and/or slow payment from both public and private properties.

#### **City Fees:\*\***

Assessments are budgeted in order to fund the expenses charged by the City of Los Angeles and County of Los Angeles for collection and distribution of District revenue. This line item expense shall be found in the "Contingency/City Fees/Reserve" portion of the budget.

#### **Reserves:\*\*\***

Reserves are budgeted for those funds that remain from the 10% set aside, that are over and above those that have not been collected and are over and above the city fees. These reserves shall be carried forward from year to year, or may be reallocated to the designated budgetary categories found within the Management District Plan.

**Duration:**

The renewed district shall have a ten-year term which shall commence on January 1, 2011 and expire on December 31, 2020.

**FREQUENCY OF SIDEWALK OPERATIONS AND BEAUTIFICATION SPECIAL BENEFIT SERVICES PROVIDED TO INDIVIDUAL PARCELS IN ALL THREE BENEFIT ZONES:**

**TABLE 3 - B**

<b><i>Special Benefit Service</i></b>	<b><i>Benefit Zone 1 Frequency</i></b>	<b><i>Benefit Zone 2 Frequency</i></b>	<b><i>Benefit Zone 3 Frequency</i></b>
Private Security	Daily	Daily	Daily
Regular Sidewalk Sweeping	7 days per week	7 days per week	6 days per week,
Steam Cleaning	2 – 4 times per year	2 – 3 times per year	Twice per year, if feasible
Beautification, Landscaping	As funding permits	As funding permits	As funding permits
Enhanced Trash Emptying	Daily	Daily	6 days per week
Removal of Bulky Items	As needed	As needed	As needed
Graffiti Removal within 24 hours	As needed	As needed	As needed
Enhanced Tree Planting and Maintenance	As needed	As needed	As funded and scheduled
Parking Assistance	As needed	Not applicable	Not applicable
Special Events	Seasonally	Seasonally	Not applicable
Marketing and Promotions	Based upon programs	Based upon programs	Not applicable
Advertising	As determined	As determined	Not applicable
Administration	Ongoing oversight	Ongoing oversight	Ongoing oversight

**REALLOCATION OF ANNUAL  
OPERATING BUDGET:**

A projected ten-year operating budget for the renewed and expanded Greater Chinatown Business Improvement District is provided below. The projections are based upon the following assumptions:

**Assessments will be subject to changes in the Los Angeles County Consumer Price**

**Index (CPI), or an amount not to exceed 5% (five percent) per year.**

Revenues for specific programs may be reallocated from year-to-year among District activities within a 10% range within each budget line item and may not exceed

10% of the total budget for all program and activities. A ten percent (10%) deviation in a budget line item will not be considered significant. If deviation in a budget line item

exceeds 10%, or if the District decides to make budget allocation changes that exceed 10% of the total budget for all programs, improvements and activities, and such changes could or may adversely impact the benefits received by the assessed individual parcels in the District, the District will request City Council authorization to modify the programs, improvements and

activities to be funded pursuant to the LSPM PBID ordinance. However, in no event may the Owners' Association spend more than the total amount budgeted in the Management District Plan for any given year, including delinquent payments, interest income and rollover funds, without City Clerk or City Council approval.

**Ten Year Projection of Maximum Assessment for the  
Renewed and Expanded Greater Chinatown Business Improvement District**

**Table 3 – D**

	FY1	FY2	FY3	FY4	FY5	FY6	FY7	FY8	FY9	FY10
sidewalk operations, maintenance	\$735,000.00	\$771,750.00	\$810,337.50	\$850,854.38	\$893,397.09	\$938,066.95	\$984,970.30	\$1,034,218.81	\$1,085,929.75	\$1,140,221.25
District Identity	\$278,000.00	\$291,900.00	\$306,495.00	\$321,819.75	\$337,910.74	\$354,806.27	\$372,546.59	\$391,173.92	\$410,732.61	\$431,261.25
Administration/ Corporate Operations	\$208,550.00	\$218,977.50	\$229,926.38	\$241,422.69	\$253,493.83	\$266,168.52	\$279,476.95	\$293,450.79	\$308,123.33	\$323,521.25
Contingency/ City Fees	\$141,582.00	\$148,661.10	\$156,094.16	\$163,898.86	\$172,093.81	\$180,698.50	\$189,733.42	\$199,220.09	\$209,181.10	\$219,641.25
<b>Total</b>	<b>\$1,363,132.00</b>	<b>\$1,431,288.60</b>	<b>\$1,502,853.03</b>	<b>\$1,577,995.68</b>	<b>\$1,656,895.47</b>	<b>\$1,739,740.24</b>	<b>\$1,826,727.25</b>	<b>\$1,918,063.61</b>	<b>\$2,013,966.79</b>	<b>\$2,114,661.25</b>

**Continuation of Budget & Assessments**

As per to the City Ordinance #173167, Assessments for the maintenance of improvements constructed by the District, if any, shall continue to be levied on each parcel of land within the District for a period of time equal to the useful life of improvement, as determined by the City Clerk, regardless of whether the District is disestablished or the term of the original levy has expired. This Management District Plan or the BID assessments will not fund any construction of long term capital improvements by the BID.

## SECTION 4

### ASSESSMENT METHODOLOGY

The recommended methodology for the renewed and expanded Greater Chinatown Business Improvement District employs the following property variables in funding the special benefit assessments: building square footage, lot size, linear frontage, and benefit zone. See Attachment II. The Assessment Engineers Report, for a complete analysis of the assessment methodology.

#### Calculation of Assessments

The proportionate special benefit derived by each identified parcel shall be determined in a relationship to the entirety of the capital cost of an improvement or the maintenance and operation expenses of an improvement or for the cost of property service being provided. Per California Constitutional Amendment Article XIII D, Section 2(i), 'Special Benefit', means a particular and distinct benefit over and above general benefits conferred on a real property located in the district or to the public at large.

No assessment shall be imposed on any parcel, which exceeds the reasonable cost of the proportional special benefits conferred upon that parcel. Only special benefits are assessable and these benefits must be separated from any general benefits. A general benefit is defined as a benefit to properties in the surrounding community or a benefit to the public in general resulting from improvement, activity or service to be provided by the assessment levied.

All benefits derived from the assessments outlined in the Management District Plan

are for specific services directly benefiting the individual parcels within this area. All activities and improvements are provided solely to properties within the district to enhance the image of the benefiting parcels of the district. All services are delivered within the boundaries and designed only for the direct benefit of the assessed properties in the District. No services will be provided to non-assessed parcels outside of the District. Any potential spillover effect is unquantifiable as previously mentioned in this report. All general benefits (if any) are intangible and unquantifiable.

These individual parcels have been defined on the County Assessor's most current parcel maps.

Due to the "three property variable" assessment methodology, any changes to the building square footage in Benefit Zones 1 and 2 may result in subsequent additions or subtractions of assessable commercial building square footage assessments for parcels included and assessed in these two benefit zones.

The preceding methodology is applied to the parcel database within the District. The process for compiling the property database includes the following steps:

- A report was submitted to the City Clerk's office using the data obtained from the County of Los Angeles Assessor's office. The City Clerk verified the report.
- A list of properties to be included within the Renewed and Expanded Greater Chinatown Business Improvement District is provided in section 7.

The basis of funding shall be through special benefit assessments levied on real property throughout the district.

The methodology assigns specific special benefit services to property variables and the zones of those property variables. Each zone must pay for the special benefit services provided to the individual parcels within that zone, based upon the frequency that meets their special benefit needs.

For example Zone 1 parcels will generate assessments that pay for all services in the Management District Plan, at a higher frequency than the individual parcels of Benefit Zone 2 and 3 will pay. The 80% cost of Benefit Zone 2 parcels, relative to Zone 1 parcels is in direct proportion to the benefit and frequency of services allocated to the parcels in each zone. Outside of daily sidewalk sweeping and trash removal, Zone 2 individual parcels will receive special benefit at an approximately 80% frequency level for Sidewalk Operations and District Identity services than that of Zone 1 individual parcels. Since North Broadway is the core of the district and most of the District Identity services will benefit these individual parcels at a great rate, their property variable assessments are higher, to fund that additional benefit.

Each special benefit services if funded by a property variable, or combination of property variables in all three benefit zones. Each Benefit Zone will contribute to Administration since it has to do with special benefits conferred throughout the whole district on a daily basis, or in the case of Contingency, a debt or non-payment impacting the district as a whole.

#### **NOTE ON ASSESSMENT GENERATED BY BENEFIT ZONE RELATIVE TO THE**

#### **PERCENTAGE OF THE OVERALL BUDGET:**

Over the past ten years, the existing Chinatown BID staff has overseen private security services which have conferred special security services on individual parcels throughout the district. Staff estimates that the number of security incidents reported and responded to are predominantly within Benefit Zone 1 parcels along North Broadway, since this is where the greatest pedestrian activity in the district occurs. In addition, with the opening of the Chinatown Gold Line station in the first years of the existing BID, there became a new demand for these security services to and from the Gold Line Station and North Broadway and Central Plaza, since it is here that the greatest critical mass of retail exists in the district. Therefore, Benefit Zone 1 parcels will pay a higher amount of assessments for their linear frontage and lot size to fund this greater demand for clean and safe services for the individual parcels in Zone 1.

It is difficult to specifically quantify and predict where security services will be needed at any given time, however historic trends in operating the BID since 2000 demonstrate that there is a direct relationship between pedestrian and sidewalk retail and security demands. It is for that reason that it is estimated that Benefit Zone 1 parcels will require additional funding for security services, thus higher costs.

The same trend exists for sidewalk cleaning and trash removal services. North Broadway, from historic data, generates the majority of pedestrian traffic in Chinatown, so there is a need to provide daily sidewalk sweeping services, perhaps at a higher frequency for these Benefit Zone 1 parcels.

These "clean and safe" services, along with Administrative oversight of these services, constitute approximately 70% of the total expenditures of the renewed and expanded Greater Chinatown BID. Therefore, the bulk of costs to fund the special benefits are related to this category of services. The allocation of services by Benefit Zone are based upon the proportion each Benefit Zone contributes to fund those services. Relative to its size in the district, Benefit Zone 1 parcels clearly contribute their proportional share of assessments to fund the services of the renewed and expanded BID. (See Table 4A)

Benefit Zone 1 individual parcels collectively constitute:

- 21% of the linear frontage of the entire district,
- 27% of the lots size of the district and
- 26% of the assessed building square footage

in the renewed and expanded BID. However, Benefit Zone 1 parcels contribute 28% of the overall assessments into the renewed and expanded Greater Chinatown BID. This discrepancy is consistent with the need to pay higher linear frontage, lot size and building assessments to fund more frequent special benefit services.

Similarly, Benefit Zone 2 individual parcels collectively constitute:

- 55% of the linear frontage,
- 73% of the lot size of the district and
- 74% of the assessed building square footage

in the renewed and expanded BID. However, Benefit Zone 2 parcels contribute 61% of the overall assessments into the renewed and expanded Greater Chinatown BID. This discrepancy is consistent with the Benefit Zone 2 lower assessments due to the lower frequency of clean and safe services and deriving a lesser benefit for district identity services.

Benefit Zone 3 individual parcels are only assessed for linear frontage. They collectively constitute 24% of the total linear frontage in the renewed and expanded BID yet contribute 11% of the overall assessments into the renewed and expanded Greater Chinatown BID. This is consistent with the fact that Benefit Zone 3 parcels are receiving only clean and safe at a lower frequency than Benefit Zones 1 and 2.

#### **Costs of Special Benefit Categories:**

The costs for services have been derived based upon the historically managed BID services since the adoption of the modified 2008 Chinatown BID.

#### **Sidewalk Operations Services:**

The \$735,000 for SOBO services are based upon:

1. Annual Security Services: The existing BID is currently spending \$330,000 on annual security services
2. Annual sidewalk cleaning, trash removal and sidewalk steam cleaning services, trash removal, graffiti removal, landscaping and other sidewalk related services are calculated to be: \$405,000. 100% of linear frontage in Zones 1 and 2 and 88% of linear frontage costs in Zone 3

shall be dedicated to the "clean and safe" Sidewalk Operations component of the budget. The Sidewalk Operations budget is also funded by 45% of the lot size costs of Benefit Zones 1 and 2.

The sum of these costs constitutes the first annual budget for Sidewalk Operations or clean and safe services. (See table 4 -A for breakdown of SOBO costs by assessment and Benefit Zone).

#### **District Identity Services:**

The Chinatown Business Council and BID staff have reviewed their annual allocation for marketing and promotion services and determined that \$278,000 is needed to fund continued special benefit services for the renewed and expanded BID. These services will predominantly provide benefit to Benefit Zone 1 individual parcels and to a lesser extent Benefit Zone 2 parcels. Benefit Zone 3 individual parcels will not contribute to the District Identity services and will not derive benefit from these services to their location in the district and the non-retail land uses in this Zone. Based upon the annual BID report submitted to the Clerk's office for 2009, BID staff has determined that this \$278,000 would be required to fund the following special events, web site, banners, etc. may include, but not be limited to:

- \$ 22,000 for the Annual Chinese New Year Event;
- \$24,000 for the New Chinatown Anniversary Event;
- \$10,000 for the Chinatown Farmer's Market;
- \$36,000 for Bi-weekly Entertainment in Central Plaza and West Plaza;

- \$10,000 for the Moon Festival;
- \$28,000 for Advertising and Marketing expenses;
- \$20,000 for BID Newsletter content and print;
- \$12,000 for general marketing, website and signage;
- \$30,000 for public relations and marketing consultant;
- \$32,000 for streetlight banners;
- \$54,000 for marketing event contingency;

The sum of all of these services provides the basis for the figure of \$278,000 for the first year District Identity costs for the renewed and expanded BID.

#### **Administration and Contingency:**

Administration and Contingency costs are listed as a straight percentage of the overall budget. Though the Administrative and Contingency do not specifically confer actual tangible benefits to individual parcels in the same way that Sidewalk Operations and District Identity do, they are a necessary component of any special benefits district.

A figure of 27% for both Administrative and Contingency has been inserted to ensure that this section of the budget is adequately funded for proper oversight of the special benefit services of the district, as well as to make accommodations for assessment delinquencies and reserve needs. This 27% figure is well within the standard for oversight costs.

**The "SOBO" or sidewalk operations services are funded by:**

\*100% of the linear frontage assessments of Zone 1 (\$142,447)

\*100% of the linear frontage assessments of Zone 2; (\$305,366)

\*approximately 88% of the linear frontage assessments of Zone 3 (\$134,096) Since Zone 3 is only assessed for linear frontage 12% of those funds must be set aside for Administrative and Contingency related to the delivery of those special benefit services to this Zone;

\*45% of the lot size assessments of Zone 1 (\$49,473)

\*45% of the lot size assessments of Zone 2; (\$103,618)

The sum of these assessments, total the first year \$735,000 budget for Sidewalk Operations and Beautification services through all three Benefit Zones.

**The "DISI" or District Identity Special Benefit Services are funded by:**

\*Approximately 66% of the building square footage assessments in Zone 1 and Zone 2 (\$278,000). Zone 1 building square footage is assessed at a higher rate to fund the additional special benefit services these individual parcels will receive due to their location in the core of the BID).

The sum of these assessments, total the \$278,000 budget for District Identity and Marketing and Promotion special benefit services through Benefit Zones 1 and 2.

**The Administration Special Benefit Services is funded by:**

Approximately 55% of the lot size assessments of Zones 1 and 2 (\$ 189,982) and 12% linear frontage assessments of Zone 3, (\$ 18,568) - see above for explanation of breakdown of Zone 3 linear frontage assessments)

The sum of these assessments, total the \$208,550 budget for Administration and Corporation Operations special benefit services through all three Benefit Zones.

**The Contingency/Reserve special benefit set aside is funded by:**

-Approximately 34% of the building square footage assessments in Zones 1 and 2 shall be set aside for Contingency/Reserve funds.

The allocation of this percentage of building square footage in Zones 1 and 2 comprise the \$ 141,582 budget set aside for Contingency/Reserve special benefit services through all three Benefit Zones.

**Calculation of Assessments Generated by Benefit Zone to Pay for the Costs of Sidewalk Operations Special Benefit Services Per Benefit Zone -  
\$735,000 First Year Budget or 54% of total costs of All Three Benefit Zones**



(Security contracted services costs calculated at historical average of \$21.00 per hour.  
Maintenance contracted Services calculated at historical average of \$22.68 per hour,  
which includes vehicles and supplies)

Table 4 - A

Benefit Zone - Service	Total SOBO Annual Costs by Benefit Zone	Security Costs, 45% by Benefit Zone	Maintenance Costs, 55% by Benefit Zone	Annual Hours Funded by Zone	Weekly Hours Funded by Zone	Daily Hours Funded by Zone
<b>1</b>	<b>\$191,920</b>					
Security		\$86,364		4,112	79	11.5
Maintenance			\$105,556	4,654	89.5	12.75
<b>2</b>	<b>\$408,984</b>					
Security		\$ 184,042		8,763	168.5	24
Maintenance			\$224,942	9,918	190	27.25
<b>3</b>	<b>\$ 134,096</b>					
Security		\$ 60,343		2,873	55.25	8
Maintenance			\$73,753	3,252	62.5	9
<b>Total</b>	<b>\$ 735,000</b>	<b>\$ 330,749</b>	<b>\$ 404,251</b>			

**Note:** Zone 2 individual parcels are assessed at an 80% rate in linear frontage, lot size and building square-footage, relative to Zone 1 parcels due to the fact that the majority of special benefit costs are spent on the Sidewalk Operations component of the budget. The costs are lower for Zone 2 individual parcels due to the fact that although the Sidewalk Operations services may be allocated on a daily basis, the frequency of times of per day of those services will be less than the Zone 1 individual parcels. This is based upon that fact that Zone 2 individual parcels do not have the same intensity of pedestrian use as Zone 1 since it is not the retail and historical center of Chinatown.

### Breakdown of property variables and revenue by Benefit Zone

Table 4 -B

<i>Benefit Zone</i>	<i>Linear Frontage 1 Total</i>	<i>Linear Frontage 2 Total</i>	<i>Lot Square Footage Total</i>	<i>Building Square Footage Total</i>
1	7,180	2,598	731,694	620,400
2	19,551	6,340	1,915,613	1,739,068
3	11,359			
Total	38,090	8,938	2,647,307	2,359,468

### Amount Generated by Property Variable and Benefit Zone for the Renewed and Expanded Greater Chinatown Business Improvement District:

Table 4 - C

<i>Benefit Zone</i>	<i>Linear Frontage 1 Total</i>	<i>Linear Frontage 2 Total</i>	<i>Lot Square Footage Total</i>	<i>Building Square Footage Total</i>	<i>Total by Benefit Zone</i>
1	\$120,624.50	\$21,823.20	\$109,940.68	\$130,284.00	\$382,672.38
2	\$262,762.04	\$42,604.80	\$230,264.35	\$292,163.42	\$827,794.61
3	\$152,664.96		\$0.00	\$0.00	\$152,664.96
Total	\$536,051.50	\$64,428.00	\$340,205.03	\$422,447.42	\$1,363,131.95

#### Benefit Zones/Assessments:

The basis of funding shall be through special benefit assessments levied on real property throughout the District accompanied with various assessment methodologies employed through benefit zones.

There shall be three benefit zones within the proposed modified district. The Benefit Zones have been created due to the different type and frequency of special benefits that will be delivered to each of the various benefit zones. Linear frontage will be assessed on all sides, except in Benefit Zone 3 where only the western frontage of the parcels on the east side of North Spring Street, North Main Street and Alameda Street will be assessed.

**Benefit Zone 1** parcels shall be assessed the highest rate on the basis of linear frontage,

lot size and building square footage in order to fund all special benefits in the District, including Sidewalk Operations and Beautification, District Identity, Administration and Corporate Operations and Contingency/Reserve. The parcels within Benefit Zone 1 will benefit the most from the totality of special benefit services funded by the District because they will receive the greatest array and greatest frequency of special benefit services.

#### **Zone 1/Central Plaza Parcel Assessments:**

Linear frontage assessment fees for Zone 1 parcels is \$16.80 a linear foot. Parcels with "interior shared linear frontage" in Central Plaza, along North Broadway and the interior private roads (Bamboo Lane, Sun Mun Way, Gin Ling Way) will be assessed at a 50% rate of \$8.40 for the shared linear frontage located in Zone 1 for the sides that

face these private roads in Central Plaza. Each side of these private roads will be assessed based upon the adjacent parcel frontage. Therefore, each side of the private road will have two assessments, based upon their Benefit Zone. These individual parcels will receive special benefit including daily sidewalk sweeping, steam cleaning and security on each side of their frontage, apportioned on North Broadway as well as on the side of the frontage which abuts along the private roads within Central Plaza. Parcels that have shared linear frontages in Zone 1/Central Plaza (North Broadway side) are 5414-008-006, 5414-008-007, 5414-008-016, 5414-018-018, 5414-011-009, 5414-011-010, 5414-011-011, 5414-011-013, 5414-011-026, 5414-011-030, 5414-012-006, 5414-012-011.

**Benefit Zone 2** parcels shall be assessed a lower rate on the basis of linear frontage, on all sides, lot size and building square footage due to the fact that the special benefit to be funded in this Benefit Zone is for services related to Sidewalk Operations and Beautification, on all sides of the parcel, to a lesser extent for District Identity and for Administration and Corporate Operations. Benefit Zone 2 parcels will pay lower assessments relative to Benefit Zone 1 parcels due to a lesser extent of the frequency of special benefit services requested for this Zone.

#### **Zone 2/Central Plaza and West Plaza**

Linear frontage assessment fees for Zone 2/Central Plaza, between Hill Street and the interior private roads of Central Plaza include Bamboo Lane/west side, Gin Ling Way-west side, Jung Ging Way, Mei Ling Way, and Lei Min Way). These roads are assessed as Benefit Zone 2 linear frontage

on Hill Street at \$13.44 a linear foot. Parcels with "interior shared linear frontage" on the roads listed above, will be assessed at a 50% rate of \$6.72 for the shared linear frontage located in Central Plaza Zone 2. The individual parcels will receive the frequency of special benefit services for Benefit Zone 2, including 7 days per week sidewalk sweeping, security services, steam cleaning.

In West Plaza, between Hill Street and Yale Street, the parcels along Hill Street will be assessed at a Benefit Zone 2 rate of \$13.44 and the interior frontages will be assessed at \$6.72 for the linear frontage that abuts Chung King Road and Chung King Court which are private, interior roads within West

Plaza. These individual parcels will receive special benefits including seven days per week sidewalk sweeping, steam cleaning and security services consistent with Benefit 2 Services.

Parcels that have shared linear frontages in Zone 2 are

5414-005-002 thru 005, 5414-005-007 thru 010, 5414-005-013 thru 016, 5414-005-019 thru 026,

5414-005-029 thru 033, 5414-005-036, 5414-005-039, 5414-005-040, 5414-005-044 thru 046, 5414-005-048, 5414-005-049, 5414-005-052 thru 055, 5414-005-057 thru 058, 5414-005-062 thru 064, 5414-005-068 thru 071, 5414-007-026, 5414-008-002 and 003, 5414-008-008 and 009, 5414-008-012 thru 015, 5414-008-017, 5414-009-001 thru 007, 5414-010-001 thru 003, 5414-010-005, 5414-011-004 thru 008,

5414-011-014 thru 017, 5414-011-021 thru 023, 5414-011-025, 5414-011-027, 5414-011-031 thru 032, 5414-012-010, and 5414-012-013.

**Benefit Zone 3** parcels will be assessed on all sides of the parcel that front along streets, included in the district, **except those parcels** fronting along the east side of Alameda Street, North Spring Street and North Main

Streets which will be assessed on the west side only, since that is the only side in which they will receive special benefit services from the renewed and expanded district.

The special benefit services that will be conferred on these parcels shall be for

services related to Sidewalk Operations and Beautification with a 12% factor for administrative oversight. These services will be conferred only along the streets mentioned above due to the fact that these streets represent the eastern edge of the renewed and expanded district.

The annual assessment rate for parcels within the various Benefit Zones for the first year of operation shall be as follows. These assessments have been calculated to correspond to and fund the various special benefits that will be allocated to the individual parcels within each Benefit Zone.

**The Renewed and Expanded  
Greater Chinatown Business  
Improvement District by Benefit Zone:**

**Table 4 – D**

<i>Benefit Zone</i>	<i>Linear Frontage</i>	<i>Linear Frontage :</i>	<i>Lot Square Footage</i>	<i>Building Square Footage</i>
1	\$16.80	\$8.40	\$0.15	\$0.21
2	\$13.44	\$6.72	\$0.12	\$0.17
3	\$13.44*		\$0.00	\$0.00

**Benefit Zones/Boundaries:**

**Benefit Zone 1** shall consist of the following properties and parcels:

*All of the parcels fronting along North Broadway with the northern most parcel being (5414-007-015) and (5414-015-008) intersection of Bernard and North Broadway, south side only, and southernmost parcels being on the southwestern corner of the intersection of Ord Street and North Broadway (parcel # 5408-016-004) and the northwestern corner of North Broadway and Ord Street (parcel # 5408-022-003). All parcels fronting along North Broadway will be included in Benefit Zone 1 except:*

- *Parcel number (5408-023-011) whose frontage is predominantly fronting on New High Street, however also fronts along North Broadway - shall be in Benefit Zone 2;*
- *Parcel number (5408-020-003) whose parcel numbers and address are part of Hill Street, not North Broadway;*
- *Parcel number (5408-015-003), at the southeast corner of Ord Street and North Broadway, which is included in the Zone 2 parcels along Ord Street;*
- *Parcel number (5408-022-001)*

The services provided to this Benefit Zone are responsive to the needs of this central core of the Chinatown retail district and shall include all special benefit services funded by the City Ordinance #173167 along North Broadway.

See explanation of Special Benefit Service Plan Components by Benefit Zone on pages 24-29 and Table 3-B on page 28 for frequency of these services by Benefit Zone.

**Benefit Zone 2** shall consist of the following properties and parcels:

- *All of the parcels on both sides of Hill Street from the three corners of the intersection of Bernard and Hill Street on the north and the three corners of the intersection of Ord Street and Hill*

Street (except the southwest corner parcel of this intersection which is owned by the City of LA and is the Chinatown Library) on the south. The one exception to Benefit Zone 2 along Hill Street is parcel number (5408-033-904) which is owned by the LA Unified School District at Hill Street and College Street;

- All of the parcels in the two full blocks north of College Street bordered by Hill Street on the east, Adobe Street on the west and the 110 freeway on along the northwestern frontage;
- All of the parcels in the full block on the east side of Yale Street bordered by Alpine Street on the north, Yale Street on the west and Ord Street on the south;
- The parcel at the northwest corner of the intersection of Adobe Street and College Street, parcel (5414-001-009);
- The three parcels at the southeastern corner of the intersection of Ord Street and Hill Street, parcels (5408-016-017), (5408-016-013) and (5408-016-018).
- All of the parcels on the north side of Bernard Street between Hill Street on the west and North Broadway on the east;
- The old Capital Milling site on the west side of North Spring Street, parcel (5414-014-001);
- All of the parcels along the west side of North Spring Street from the south side of College Street at North Spring as the northern border, running

southward to the north side of Alpine Street;

- The three parcels bordered by Alpine Street on the north, North Spring Street on the east and New High Street on the west, parcels (5408-027-005), (5408-027-006), (5408-027-008);
- The three parcels which form a triangle bordered by Alpine Street on the south, Alameda Street on the east and North Spring Street on the west terminating where North Spring St. and Alameda Street merge and become Alameda Street;
- The three parcels at the northwest corner of the intersection of North Spring Street and Ord Street bordered by New High Street on the west, Ord Street on the south and North Spring Street on the east; (5408-025-001), (5408-025-003), (5408-025-007);
- The three parcels at the northeast corner of the intersection of North Spring Street and Ord Street bordered by North Spring on the west, Ord Street on the south and Alameda Street on the east (5408-028-004), (5408-028-012), (5408-028-013);
- All of the parcels in the block bordered by Ord Street on the north, North Spring Street on the west, North Main Street on the east and Cesar E. Chavez Avenue on the south;
- The triangular parcel, block number (5408-013-026), bordered by North Spring Street on the west, Cesar E.

Chavez Avenue on the south and Alameda Street on the east;

- All of the parcels in the 2 blocks bordered by New High Street on the west, Ord Street on the north, Cesar E. Chavez Avenue on the south and North Main Street on the east.

See explanation of Special Benefit Service Plan Components by Benefit Zone on pages 24-29 and Table 3-B on page 28 for frequency of these services by Benefit Zone.

**Benefit Zone 3** shall consist of the following properties and parcels:

- All of the parcels on the east side of North Spring Street as it merges into Alameda Street running southward, including those parcels on the east side of North Main Street, south of Vignes, terminating at the parcel at the northeastern corner of Cesar E. Chavez Avenue and Alameda Street;
- The triangular block parcels bordered by Alpine Street on the north, and the intersection of North Main Street and Alameda Street on the south, parcels (5409-008-908), (5409-008-016);
- The three parcels, (5408-028-909), (5408-028-910) and (5408-028-908), (the county garage) bordered by Alpine Street on the north, Alameda Street on the east and not including parcels (5408-028-012) and (5408-028-013) on the south;
- The three county garage mid block parcels on the west side of North Spring Street between Alpine Street on the north and Ord Street on the south, parcels (5408-026-902), (5408-026-903) and (5408-026-900);

- All of the parcels along two blocks of the west side of Yale Street bordered by College Street on the north, Cleveland Street on the west and Ord Street on the south;
- All of the parcels along the south side of College Street from Hill Street on the east to Figueroa Terrace on the west;
- All of the parcels west of Highway 110 including parcels (5406-028-013), (5406-028-087) and (5406-024-016);
- Parcels (5414-001-004) and (5414-001-005) at the northeastern corner of the intersection of Highway 110 and College Street;
- All of the parcels fronting along the south side of Ord Street bordered Hill Place on the west and Hill Street on the east;

See explanation of Special Benefit Service Plan Components by Benefit Zone on pages 23-29 and Table 3-B on page 28 and Table 4A on page 35 for frequency of these services by Benefit Zone.

#### **Maximum Assessment**

An annual Cost of Living Adjustment shall be allowable in the district. As approved by the Board of Directors of the Owner's Association, the management corporation shall have the option to increase the annual assessment rates based upon the Los Angeles County Consumer Price Index, or an amount not to exceed 5% (five percent) per year. Any determination of an annual increase will be communicated in writing to the City Clerk's Office in the Annual Planning Report of each year.

**Residential Buildings:** Resident buildings in all three Benefit Zones will be assessed as all other buildings in the renewed and expanded BID. Residents, whether owners or tenants, need the same clean and safe services that are needed by retail, commercial, ecumenical or distribution land uses. All residents use the sidewalks, all residents see graffiti, all benefit from the enhanced promotional activities funded by the BID and all clearly benefit from the improvements funded by the special benefits of the renewed and expanded BID.

Residents will derive benefit from increased district identity services funded by the renewed and expanded BID due to the fact that such services enhance the character of, and create a more dynamic and desirable neighborhood in which to live.

**Land Use Changes in the Renewed and Expanded BID:**

Changes in land use, development of empty parcels, demolition of existing buildings in Benefit Zones 1 and 2, and creation of new parcels through condo conversion may alter the budget from year to year based upon the changes in the building square footage of an individual parcels. Since linear frontage and lot size normally are not altered in the redevelopment of a site, the only changes will be realized in the Benefit Zones 1 and 2 building square footage amount and costs of the individual parcel, based upon which Benefit Zone it is located within.

**Table 4 – E Benefit Zone 1**

Projected Assessment	FY 1	FY2	FY3	FY4	FY5	FY6	FY7	FY8	FY9	FY10
Linear Frontage 1	\$16.80	\$17.64	\$18.52	\$19.45	\$20.42	\$21.44	\$22.51	\$23.64	\$24.82	\$26.06
Linear Frontage 2	\$8.40	\$8.82	\$9.26	\$9.72	\$10.21	\$10.72	\$11.26	\$11.82	\$12.41	\$13.03
Lot Square Footage	\$0.15	\$0.16	\$0.17	\$0.17	\$0.18	\$0.19	\$0.20	\$0.21	\$0.22	\$0.23
Building Square Footage	\$0.21	\$0.22	\$0.23	\$0.24	\$0.26	\$0.27	\$0.28	\$0.30	\$0.31	\$0.33

**Table 4 – F Benefit Zone 2**

Projected Assessment	FY 1	FY2	FY3	FY4	FY5	FY6	FY7	FY8	FY9	FY10
Linear Frontage 1	\$13.44	\$14.11	\$14.82	\$15.56	\$16.34	\$17.15	\$18.01	\$18.91	\$19.86	\$20.85
Linear Frontage 2	\$6.72	\$7.06	\$7.41	\$7.78	\$8.17	\$8.58	\$9.01	\$9.46	\$9.93	\$10.42
Lot Square Footage	\$0.12	\$0.13	\$0.13	\$0.14	\$0.15	\$0.15	\$0.16	\$0.17	\$0.18	\$0.19
Building Square Footage	\$0.168	\$0.176	\$0.185	\$0.194	\$0.204	\$0.214	\$0.225	\$0.236	\$0.248	\$0.261

**Table 4 – G Benefit Zone 3**

Projected Assessment	FY 1	FY2	FY3	FY4	FY5	FY6	FY7	FY8	FY9	FY10
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Linear Frontage 1	\$13.44	\$14.11	\$14.82	\$15.56	\$16.34	\$17.15	\$18.01	\$18.91	\$19.86	\$20.85
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### **Budget Adjustments**

Annual budget surpluses, if any, will be rolled into the following year's budget.

### **Time and Manner for Collecting Assessments**

As provided by the City Ordinance#173167, "Division 6 of the Los Angeles Administrative Code, Chapter 9, Section 6.615., the District assessments will appear as a separate line item on annual property tax bills prepared by the County of Los Angeles. In addition, for the first fiscal year, 2011, the City of Los Angeles may prepare a manual billing to ensure that special benefit services are funded commencing January 1, 2011.

### **Cap:**

An annual Cost of Living Adjustment shall be allowable in the district. As approved by the Board of Directors of the Owner's Association, the management corporation shall have the option to increase the annual assessment rates based upon the Los Angeles County Consumer Price Index, or an amount not to exceed 5% (five per cent) per year. Any determination of an annual increase will be communicated in writing to the City Clerk's Office in the Annual Planning Report of each year.

### **Disestablishment**

If necessary, the disestablishment procedure is outlined in City Ordinance #173167, Division 6 of the Los Angeles Administrative Code, Chapter 9, Section 6.619. If the District is dis-established, the balance of remaining special benefit assessments shall be distributed to district individual parcels based upon the same weight in which they were contributed.

### **Government Assessments**

The Management District Plan assumes that the City of Los Angeles and other government entities will pay assessments for the public property within the boundaries of the District. Article XIII D, Sec 4 of the California Constitution was added in November of 1996 to provide for these payments.

Parcels owned by the City of Los Angeles, the Los Angeles Unified School District and the County of Los Angeles shall receive special benefits, commensurate with the assessments paid into the District. The publicly owned parcels are presumed to benefit in proportion to their assessments equally to the privately owned parcels, consistent with their location within their respective benefit zones.

**Table 4 - H**

**Government Owned Parcels**

<b>APN</b>	<b>Legal Owner</b>	<b>Site Number</b>	<b>Benefit Zone</b>	<b>Annual Assessment</b>
5407 020 903	L A City	841 Yale Street	3	\$3,225.60
5409 008 908	L A City	901 S. Main Street	3	\$1,868.16
5407 021 902	L A City	801 Yale Street	3	\$10,967.04
5408 017 904	L A City	657 N. Hill Street	3	\$4,233.60
			<b>Total</b>	<b>\$20,294.40</b>
5408 027 902	L A County	747 N. Spring Street	3	\$3,239.04
5408 028 908	L A County		3	\$1,344.00
5408 026 903	L A County	739 N. Spring Street	3	\$6,088.32
5408 025 900	L A County	725 N. Spring Street	3	\$1,881.60
			<b>Total</b>	<b>\$12,552.96</b>
5408 028 909	LA Co Capital Asset Leasing Corp	1055 N. Alameda Street	3	\$12,203.52
5408 028 910	LA Co Capital Asset Leasing Corp	1055 N. Alameda Street	3	\$3,548.16
			<b>Total</b>	<b>\$15,751.68</b>
5408 033 904	LA Unified School District	840 Yale Street	3	\$13,628.16

## **SECTION 5**

### **DISTRICT RULES AND REGULATIONS**

Pursuant to the City Ordinance #173167, Division 6 of the Los Angeles Administrative Code, Chapter 9, Section 6.619, a Property Business Improvement District (PBID) may establish rules and regulations that uniquely apply to the District. The Renewed and Expanded Greater Chinatown Business Improvement District has not adopted any specific rules, every property will pay its proportional share of assessments to fund the special benefits conferred on that specific parcel.

### **BONDS**

The District will not issue any bonds related to any program.

## **SECTION 6**

### **IMPLEMENTATION TIMETABLE**

The renewed and expanded Greater Chinatown Business Improvement District is expected to begin implementation of the Management District Plan on January 1, 2011. Pursuant to the City Ordinance, #173167, Division 6 of the Los Angeles

Administrative Code, Chapter 9, Sections 6.600 to 6.620, the Renewed and Expanded Greater Chinatown Business Improvement District will have a ten-year life beginning January 1, 2011 through December 31, 2020.

## SECTION 7

### PARCEL NUMBERS OF PROPERTIES INCLUDED IN THE RENEWED AND EXPANDED GREATER CHINATOWN BUSINESS IMPROVEMENT DISTRICT

The assessment methodology used is based a single or group of the following property variables: building square footage, lot size, linear frontage, building square footage and benefit zone.

List of Parcels in the renewed and expanded Greater Chinatown Business Improvement District:

APN	Assessment				
5406 024 016	\$8,897.28	5407 024 004	\$403.20	5408 014 008	\$2,794.74
5406 028 013	\$672.00	5407 024 005	\$403.20	5408 014 009	\$2,924.77
5406 028 087	\$6,585.60	5407 024 006	\$403.20	5408 014 010	\$1,854.07
5406 028 088	\$537.60	5407 024 007	\$403.20	5408 014 011	\$3,741.00
5407 008 001	\$1,169.28	5407 024 015	\$537.60	5408 014 012	\$4,059.10
5407 008 002	\$685.44	5407 024 016	\$1,075.20	5408 014 014	\$3,470.87
5407 008 005	\$537.60	5407 024 018	\$806.40	5408 014 015	\$5,135.94
5407 008 006	\$537.60	5407 025 008	\$3,225.60	5408 014 017	\$4,058.46
5407 008 007	\$537.60	5407 025 009	\$1,209.60	5408 014 018	\$9,319.92
5407 008 008	\$631.68	5407 025 010	\$403.20	5408 015 003	\$6,302.84
5407 008 009	\$631.68	5407 025 015	\$403.20	5408 016 004	\$8,348.42
5407 009 001	\$2,513.28	5408 013 004	\$2,317.48	5408 016 013	\$2,814.80
5407 020 001	\$2,083.20	5408 013 007	\$2,257.09	5408 016 017	\$2,769.92
5407 020 015	\$483.84	5408 013 010	\$1,445.15	5408 016 018	\$2,274.58
5407 020 017	\$3,050.88	5408 013 011	\$1,222.38	5408 017 904	\$4,233.60
5407 020 019	\$1,612.80	5408 013 012	\$3,201.50	5408 018 003	\$1,333.47
5407 020 903	\$3,225.60	5408 013 013	\$809.34	5408 018 016	\$2,113.12
5407 021 902	\$10,967.04	5408 013 016	\$4,576.57	5408 018 017	\$2,661.89
5407 023 001	\$806.40	5408 013 017	\$5,541.38	5408 018 021	\$18,818.08
5407 023 003	\$806.40	5408 013 023	\$2,308.47	5408 018 023	\$6,987.23
5407 023 005	\$900.48	5408 013 024	\$240.77	5408 018 024	\$17,186.58
5407 023 006	\$2,150.40	5408 013 025	\$1,740.77	5408 018 025	\$3,327.37
5407 023 007	\$537.60	5408 013 026	\$9,020.19	5408 018 026	\$3,138.31
5407 023 008	\$443.52	5408 013 029	\$529.72	5408 019 006	\$1,235.55
5407 023 011	\$537.60	5408 013 030	\$915.15	5408 019 007	\$3,782.09
5407 023 012	\$537.60	5408 013 031	\$1,831.27	5408 019 008	\$1,889.21
5407 023 015	\$739.20	5408 013 032	\$3,110.24	5408 019 009	\$3,418.67
5407 023 023	\$180.10	5408 013 033	\$20,624.42	5408 019 010	\$2,726.30
5407 023 024	\$180.10	5408 014 001	\$3,230.02	5408 019 013	\$4,160.13
5407 023 025	\$180.10	5408 014 003	\$1,609.62	5408 019 014	\$5,323.42
5407 023 026	\$180.10	5408 014 004	\$719.82	5408 019 016	\$804.30
5407 023 027	\$180.10	5408 014 005	\$5,418.35	5408 019 017	\$223.12

5408 019 018	\$117.10	5408 023 004	\$2,019.31	5408 031 007	\$549.73
5408 019 019	\$184.04	5408 023 005	\$2,199.01	5408 031 008	\$183.16
5408 019 020	\$200.71	5408 023 006	\$1,805.99	5408 031 009	\$544.26
5408 019 021	\$88.30	5408 024 003	\$3,255.73	5408 031 013	\$13,092.03
5408 019 022	\$377.75	5408 024 005	\$1,217.24	5408 031 015	\$16,521.30
5408 019 023	\$279.50	5408 024 006	\$787.02	5408 032 001	\$1,509.81
5408 019 024	\$814.85	5408 024 007	\$12,112.53	5408 032 006	\$7,896.45
5408 019 026	\$284.28	5408 024 009	\$1,396.09	5408 032 007	\$2,804.72
5408 019 027	\$146.99	5408 024 011	\$2,658.52	5408 032 008	\$4,606.54
5408 019 028	\$171.44	5408 024 013	\$4,736.61	5408 032 009	\$2,616.67
5408 019 029	\$85.26	5408 025 001	\$4,379.85	5408 032 010	\$2,309.91
5408 019 030	\$116.46	5408 025 003	\$1,770.46	5408 032 011	\$2,906.57
5408 019 032	\$92.23	5408 025 007	\$6,045.07	5408 032 012	\$8,968.84
5408 019 034	\$160.98	5408 025 012	\$18.87	5408 032 013	\$2,918.39
5408 019 035	\$211.16	5408 025 013	\$9.98	5408 032 014	\$7,335.53
5408 019 037	\$372.93	5408 025 900	\$1,881.60	5408 032 019	\$1,604.55
5408 019 038	\$246.53	5408 026 903	\$6,088.32	5408 032 024	\$3,426.40
5408 019 040	\$424.27	5408 027 005	\$5,686.04	5408 032 025	\$6,259.14
5408 019 041	\$317.67	5408 027 006	\$1,676.79	5408 032 026	\$9,235.16
5408 019 042	\$255.03	5408 027 008	\$5,986.36	5408 032 027	\$15,815.57
5408 019 043	\$204.87	5408 027 902	\$3,239.04	5408 033 003	\$2,343.44
5408 019 044	\$123.38	5408 028 004	\$4,491.55	5408 033 005	\$2,297.92
5408 019 045	\$227.87	5408 028 012	\$8,714.27	5408 033 006	\$1,354.23
5408 019 046	\$133.81	5408 028 013	\$3,247.65	5408 033 007	\$2,351.44
5408 019 047	\$133.81	5408 028 908	\$1,344.00	5408 033 008	\$5,379.16
5408 019 048	\$165.79	5408 028 909	\$12,203.52	5408 033 009	\$5,188.41
5408 019 049	\$223.68	5408 028 910	\$3,548.16	5408 033 014	\$5,558.23
5408 019 050	\$161.20	5408 029 001	\$4,593.74	5408 033 015	\$2,233.60
5408 019 051	\$275.93	5408 029 004	\$8,338.81	5408 033 016	\$633.15
5408 019 052	\$255.03	5408 029 005	\$25,051.36	5408 033 017	\$1,330.95
5408 019 053	\$152.63	5408 030 002	\$4,551.93	5408 033 904	\$13,628.16
5408 019 055	\$354.45	5408 030 008	\$10,665.01	5409 006 030	\$3,225.60
5408 019 056	\$809.73	5408 030 009	\$5,399.92	5409 007 003	\$11,276.16
5408 019 057	\$112.90	5408 030 010	\$2,108.41	5409 008 015	\$2,903.04
5408 019 058	\$359.49	5408 030 011	\$509.57	5409 008 016	\$3,911.04
5408 019 061	\$1,836.89	5408 030 012	\$509.57	5409 008 017	\$1,774.08
5408 020 003	\$11,784.78	5408 030 015	\$6,449.44	5409 008 908	\$1,868.16
5408 020 004	\$3,005.57	5408 030 017	\$727.37	5409 015 015	\$3,158.40
5408 020 005	\$3,980.44	5408 030 018	\$720.44	5409 015 020	\$1,411.20
5408 020 006	\$2,261.56	5408 030 019	\$764.12	5409 015 022	\$6,854.40
5408 020 008	\$1,503.58	5408 030 020	\$796.25	5409 015 024	\$3,494.40
5408 020 009	\$16,517.42	5408 030 021	\$787.64	5409 015 901	\$1,344.00
5408 021 001	\$4,412.89	5408 030 022	\$791.84	5414 001 004	\$537.60
5408 021 002	\$3,138.08	5408 030 023	\$743.33	5414 001 005	\$537.60
5408 021 014	\$11,362.22	5408 030 024	\$722.96	5414 001 009	\$20,877.62
5408 021 015	\$22,598.43	5408 030 025	\$714.56	5414 002 001	\$1,591.10
5408 021 016	\$19,147.52	5408 030 026	\$758.24	5414 002 002	\$8,981.88
5408 022 001	\$4,769.36	5408 030 027	\$759.29	5414 002 007	\$1,606.21
5408 022 002	\$1,292.36	5408 030 028	\$796.25	5414 002 009	\$4,616.26
5408 022 003	\$11,271.29	5408 030 029	\$734.30	5414 003 011	\$8,340.20
5408 022 004	\$4,119.21	5408 030 030	\$735.56	5414 003 012	\$2,757.30
5408 023 001	\$2,207.59	5408 030 031	\$4,596.57	5414 003 014	\$8,014.79
5408 023 002	\$1,091.19	5408 030 034	\$17,088.60	5414 003 015	\$25,642.71
5408 023 003	\$1,186.04	5408 031 001	\$9,304.20	5414 004 002	\$1,994.98

5414 004 005	\$3,995.12	5414 005 058	\$41.83	5414 009 007	\$323.97
5414 004 006	\$5,148.44	5414 005 060	\$15.63	5414 009 008	\$646.93
5414 004 007	\$34,350.10	5414 005 061	\$15.63	5414 010 001	\$588.70
5414 004 900	\$1,996.42	5414 005 062	\$389.70	5414 010 002	\$1,320.20
5414 005 001	\$942.51	5414 005 063	\$440.70	5414 010 003	\$305.29
5414 005 002	\$621.37	5414 005 064	\$1,342.77	5414 010 004	\$85.81
5414 005 003	\$606.95	5414 005 065	\$88.12	5414 010 005	\$2,305.16
5414 005 004	\$606.95	5414 005 066	\$947.76	5414 011 004	\$374.41
5414 005 005	\$621.37	5414 005 067	\$26.08	5414 011 005	\$374.65
5414 005 006	\$1,756.67	5414 005 068	\$868.87	5414 011 006	\$734.83
5414 005 007	\$640.19	5414 005 069	\$1,874.85	5414 011 007	\$1,826.65
5414 005 008	\$606.95	5414 005 070	\$547.08	5414 011 008	\$2,221.79
5414 005 009	\$606.95	5414 005 071	\$547.08	5414 011 009	\$2,326.39
5414 005 010	\$621.37	5414 006 001	\$1,326.95	5414 011 010	\$1,608.66
5414 005 011	\$979.13	5414 006 002	\$1,518.36	5414 011 011	\$1,680.71
5414 005 013	\$621.37	5414 006 003	\$1,756.15	5414 011 013	\$725.89
5414 005 014	\$606.95	5414 006 004	\$2,619.76	5414 011 014	\$840.01
5414 005 015	\$611.31	5414 006 013	\$1,942.78	5414 011 015	\$408.48
5414 005 016	\$623.72	5414 006 018	\$1,671.98	5414 011 016	\$1,283.25
5414 005 017	\$979.13	5414 006 019	\$1,166.74	5414 011 017	\$1,082.08
5414 005 018	\$20.92	5414 006 021	\$3,128.05	5414 011 021	\$1,745.28
5414 005 019	\$356.45	5414 006 022	\$2,657.81	5414 011 022	\$1,771.33
5414 005 021	\$415.62	5414 006 026	\$6,516.36	5414 011 023	\$535.24
5414 005 022	\$401.51	5414 006 027	\$6,652.23	5414 011 024	\$5.17
5414 005 023	\$526.04	5414 006 028	\$5,079.68	5414 011 025	\$1,254.30
5414 005 024	\$41.83	5414 006 029	\$4,386.76	5414 011 026	\$3,687.88
5414 005 025	\$73.20	5414 007 006	\$1,756.48	5414 011 027	\$1,361.31
5414 005 026	\$845.92	5414 007 007	\$1,085.54	5414 011 030	\$3,146.53
5414 005 029	\$392.39	5414 007 011	\$3,312.65	5414 011 031	\$402.14
5414 005 030	\$405.83	5414 007 015	\$8,254.35	5414 011 032	\$1,813.99
5414 005 031	\$459.59	5414 007 016	\$3,312.03	5414 012 001	\$3,787.48
5414 005 032	\$363.04	5414 007 022	\$17,732.78	5414 012 002	\$1,459.44
5414 005 033	\$963.84	5414 007 026	\$23,679.99	5414 012 006	\$7,185.30
5414 005 035	\$979.49	5414 007 027	\$0.00	5414 012 010	\$934.44
5414 005 036	\$621.37	5414 007 028	\$4,954.59	5414 012 011	\$2,605.57
5414 005 039	\$41.83	5414 008 002	\$669.29	5414 012 013	\$5,745.91
5414 005 040	\$549.73	5414 008 003	\$1,160.81	5414 012 014	\$3,858.95
5414 005 041	\$26.08	5414 008 006	\$1,692.98	5414 013 012	\$30,460.04
5414 005 042	\$979.49	5414 008 007	\$3,305.64	5414 013 014	\$10,893.24
5414 005 043	\$979.49	5414 008 008	\$1,116.37	5414 014 001	\$20,460.39
5414 005 044	\$621.37	5414 008 009	\$346.70	5414 015 008	\$29,223.68
5414 005 045	\$41.83	5414 008 012	\$1,614.68	5414 015 009	\$4,746.19
5414 005 046	\$547.44	5414 008 013	\$779.13	5414 015 010	\$4,036.39
5414 005 047	\$15.63	5414 008 014	\$2,216.47	5414 017 001	\$4,523.79
5414 005 048	\$615.80	5414 008 015	\$1,490.67	5414 017 002	\$2,691.64
5414 005 049	\$621.37	5414 008 016	\$5,189.09	5414 017 003	\$3,144.03
5414 005 050	\$979.49	5414 008 017	\$691.96	5414 017 004	\$1,746.07
5414 005 051	\$979.49	5414 008 018	\$3,066.99	5414 017 024	\$1,209.60
5414 005 052	\$621.37	5414 009 001	\$1,239.34	5414 017 028	\$2,704.00
5414 005 053	\$608.75	5414 009 002	\$292.73		
5414 005 054	\$605.72	5414 009 003	\$226.97		
5414 005 055	\$621.37	5414 009 004	\$266.77		
5414 005 056	\$979.49	5414 009 005	\$829.21		
5414 005 057	\$41.83	5414 009 006	\$374.83		

**ATTACHMENT I**

**REGISTERED PROFESSIONAL ENGINEER'S REPORT**